

Application Number	Expiry Date	Parish	Ward
203544	EXT 15 December 2021	Wokingham Town	Wescott;

Applicant	Beaulieu Homes
Site Address	Land to the West of St Annes Drive and South of London Road Wokingham RG40 1PB
Proposal	Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne’s Drive, landscaping and open space.
Type	Full
Officer	Joanna Carter
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Extraordinary Planning Committee on Tuesday, 2nd August 2022
REPORT PREPARED BY	Assistant Director – Place & Growth

PART I SUMMARY
<p>On the 8 December 2021 Planning Committee resolved to refuse the full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne’s Drive, landscaping, and open space. The Officer’s Report, Supplementary Planning Committee Agenda and minutes of the meeting are appended to this report (Appendices One to Three).</p> <p>Planning permission in respect of this application was refused by the Council on 13 January 2022 for the following four reasons:</p> <ol style="list-style-type: none"> 1. Separation Gap <p>The development fails to demonstrate how it would maintain the separation between Wokingham and Bracknell and prevent harm to the visual amenities of the local area which is contrary to Policy CP21 of the Core Strategy (2010) and the South Wokingham Strategic Development Location Supplementary Planning Document (2011).</p> <ol style="list-style-type: none"> 2. Protected Trees <p>The proposal would have an adverse impact on protected trees, the loss of which would have an adverse impact on the visual amenity of the Green Route and the local area. As such, the proposal would be contrary to Paragraphs 127 and 170 of the National Planning Policy Framework (2021), Policies CP1 and CP3 of the Core Strategy (2010), South Wokingham Strategic Development Location Supplementary Planning Document (2011) and Policies CC03 and TB21 of the Managing Development Delivery Local Plan (2014).</p> <ol style="list-style-type: none"> 3. Affordable Housing

In absence of a completed legal agreement to secure the provision of affordable housing and its transfer to a registered provider, the proposal conflicts with Policies CP2, CP4, CP5 and CP21 of the Core Strategy (2010), Affordable Housing Supplementary Planning Document (2011), Infrastructure Delivery and Contributions Supplementary Planning Document (2011) and Policy TB05 of Managing Development Delivery Local Plan (2014).

4. Infrastructure

In absence of a completed legal agreement, the applicant has failed to secure the necessary infrastructure, on and off-site services and amenities, and provide adequate financial contributions that would mitigate the impacts of the developments on the local area. As such the proposal fails to demonstrate how it would accord with and would not compromise the master planned approach envisaged in the Core Strategy or result in harm to the local area. Therefore, the proposal is not in accordance with Policies CP4, CP6, CP7, CP8, CP10, CP21 and Appendix 7 of the Core Strategy and Policies CC01, CC03 and TB21 Managing Development Delivery Local Plan (2014), South of Wokingham Supplementary Planning Document (2011) and Infrastructure Delivery and Contributions Supplementary Planning Document (2011).

The decision to refuse planning permission has been appealed and is to be heard by public inquiry commencing 27 September 2022 for eight days. Counsel, Cain Ormondroyd from FTB Chambers, has been instructed on behalf of the Council to advise the Council and represent the Council at the inquiry. The decision whether or not to permit planning permission for this application is now with the Secretary of State/ the appointed Planning Inspector with conduct of the appeal.

Since the application was refused on 13 January 2022 new information has come to light. In consideration of this new information and in anticipation of the upcoming inquiry appealing the Council's decision the application is brought back to Planning Committee to consider the Council's appeal case. The information Planning Committee are being asked to consider is sensitive and should not be deliberated in an open forum. The details of this information are contained in the Part II report which in accordance with the Local Government Act 1972, Schedule 12A, Part 1 (Descriptions of Exempt Information: England) para. 5 permits information in respect of which a claim to legal professional privilege could be maintained in legal proceedings to be heard by way of Part II and not in the usual open forum of Planning Committee.

RECOMMENDATION

That the Planning Committee authorise:

A. The decision to be taken as recommended in the Part II report.

Appendix One – Officer Report

Application Number	Expiry Date	Parish	Ward
203544	EXT 15 December 2021	Wokingham Town	Wescott;

Applicant	Beaulieu Homes
Site Address	Land to the West of St Annes Drive and South of London Road Wokingham RG40 1PB
Proposal	Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space.
Type	Full
Officer	Joanna Carter
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 December 2021
REPORT PREPARED BY	Assistant Director – Place & Growth

SUMMARY
<p>The proposal seeks full planning permission for 54 dwellings (including 19 affordable homes). The application site comprises approximately 3.3 hectares used for equine-related uses and it comprises a stable block, storage units and manège area. The site is located directly to the east of the Montague Park development which formed phase one of the South Wokingham Strategic Development Location. This comprises Buckhurst Meadows SANG, neighbourhood centre (local shops and community centre), play areas, primary school and allotments and is nearing completion. To the north, the site is bounded by A329 London Road and North Wokingham SDL (Keephatch Gardens). The site does form part of the South Wokingham SDL, although it is not allocated for housing. As such, in policy terms, it lies within the countryside, within the settlement gap between Wokingham and Bracknell. To the east there is a small number of dwellings and an office building, as well as a hotel, surrounded by woodland. To the south the site abuts ancient woodland and St Anne's SANG, which forms part of South Wokingham SDL development south of the railway.</p> <p>The application was originally submitted in December 2020 (reference 182882). This was refused and was appealed to the Planning Inspectorate in February 2021, however, it was subsequently withdrawn in April 2021. Since then, the Council and the applicant (Beaulieu Homes) have negotiated amendments to the scheme. The resulting revisions to the scheme were put to public consultation in June and August 2021.</p> <p>Some of the main comments received in response to the consultation exercise referred to the fact that the site was outside settlement boundary and not allocated for housing in the current Local Plan. The public consultation on the revised Local Plan Update commenced in November 2021. The application site was put forward in the call for sites</p>

and has been considered in the Housing and Economic Land Availability Assessment (HELAA) 2020 as suitable for residential development for up to 81 dwellings in the original Draft Local Plan. Subsequently, due to changes relating to deliverability of Grazeley Garden Village, an update to the Draft Local Plan was prepared. As part of that Local Plan Update, it has been agreed in July 2021 by the Council's executive that the site be allocated for housing in the proposed Local Plan Update, in line with the revised HELAA 2021, for 54 dwellings reflective of the quantum proposed by this application as negotiated by officers. Notwithstanding the above, the Local Plan Update, expected to be adopted by the end of 2023, is at a fairly early stage and, at the time of writing, has limited weight in the decision-making process.

While proposals are not in accordance with the adopted settlement boundary and countryside policies, the site is located within the SDL where the principle of development is generally accepted. Importantly, the site is landlocked by the SDL development to the north, west and south, and by protected woodland and St Anne's Manor hotel to the east, meaning that development is unlikely to result in urban sprawl beyond this site into the wider countryside should it be permitted. It is noted that the site is proposed for allocation within the Local Plan Update, and the NPPF advises that refusing the application on grounds of prematurity would not be justified. In this instance it is considered that the proposed development is not so substantial in itself, nor would it contribute to a cumulative effect, that would undermine the plan-making process.

Moreover the NPPF is clear that where development does not result in significant harm and is sustainable, it should be supported. The location of the development is considered to be sustainable and would allow easy and safe access to facilities within walking distances to the primary school, retail and community uses, including the new community centre and local shops, allotments and a public house. There are bus stops located adjacent the site along A329 London Road. The location is no different to the Keephatch Gardens development to the north. Reviewing the development surrounding the site, it is considered that the proposals could easily be accommodated without resulting in any significant harmful impacts to the wider area. The proposals are considered to be well aligned with the underlying objectives of the policies concerning out of settlement proposals in the countryside.

The development would provide 35% (19 units) of on-site affordable housing, open space and play area, in addition to creating and improving pedestrian and cycle links and providing SANG improvements, which would benefit a wider population rather than being limited to the future occupiers of the application site.

The proposal is broadly in accordance with adopted policies and guidance and includes a significantly higher number of electric vehicle charging points than currently required, and would achieve at least double reduction in carbon emissions than presently required.

Given its location, surrounded by the SDL, it is important to read the development as such, and the overarching vision of the SDL is to provide a co-ordinated approach to the delivery of infrastructure and services ensuring that developments are of a high quality and are sustainable.

The proposals are considered to strike an appropriate balance between the provision of a sustainable housing scheme while respecting the surrounding character and appearance of the area, notwithstanding the proposed removal of some trees. The proposed development would be set within an attractive landscaped setting, offering a low-density village edge character. The site would also help successfully link in and integrate with the South and North Wokingham SDLs, providing benefits which are considered to outweigh the policy conflict. The proposals would also not extend development beyond St Anne's Drive, which effectively forms the eastern extent of the SDL. It would therefore not result in the proliferation of development away from development limits into open countryside and nor would it compromise the separate identity of settlements.

The development proposals for this site are therefore considered to be sustainable and representing a suitable windfall development site that would offer various benefits to help meet the needs of the community, enhance the SDL and provide a scheme which exceeds current sustainability standards in terms of electric vehicle charging and reduction in carbon emissions. The application given its scale, would not result in harmful impacts to the highway network and would deliver high quality development in accordance with the Council's overall spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should be refused in line with the NPPF. Officers are therefore recommending the application for approval, subject to the conditions listed and completion of S106 agreement incorporating heads of terms listed in the final paragraphs of this report.

PLANNING STATUS

- South Wokingham Strategic Development Location (CP17, CP21)
- Countryside (CP11)
- Ancient Woodland – south of application site, near St Anne's Manor (CC03)
- Thames Basin Heath Special Protection Area – 5 km Linear Mitigation Zone (CP8, SAL05)
- Public Open Space – Buckhurst Meadows SANG west of the application site
- Green Route – London Road (CC03)
- Potentially Contaminated Land consultation zone – north-east section of the application site
- Bat Roost Habitat Suitability (CP3, CP7, TB23)
- Ordinary Watercourse – Emmbrook tributary (CP3)
- Emm Brook Nitrate Vulnerable Zone
- Flood Zone 1 (CP1, CC09)
- Tree Preservation Order 1359/2010 (CP3)
- Landscape Character Assessment Area – Holme Green Pastoral Sandy Lowland (CP3, TB21)
- Grade 3 agricultural land (CP3)
- Local Plan Update allocated site – Land at St Anne's Drive (5WK04)

RECOMMENDATION

That the Planning Committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Completion of a S106 legal agreement inclusive of the following Heads of Terms:

- i) Affordable Housing provision (on-site)
- ii) Public Open Space provision (on-site) and mechanism of payment of maintenance sum into private management company
- iii) Play Area provision (on-site) and mechanism of payment of maintenance sum into private management company
- iv) Highway adoption s38/278 agreement and commuted sums
- v) Adoptable standard of private roads
- vi) Southern Distributor Road (SDR) contribution
- vii) Easthampstead Rd Junction contribution
- viii) Pedestrian/cycle strategy contribution – Buckhurst Meadow footpath widening and surface upgrading works / contribution
- ix) My Journey Travel Plan contribution
- x) Bus Transport contribution
- xi) Off-site highway works contribution to facilitate delivery of SDR
- xii) Formal Sports Facilities contribution
- xiii) Suitable Alternative Natural Greenspace payments (SANG) – contribution toward Wokingham Borough Council's and Bracknell Forest Councils SANGs
- xiv) Strategic Access Management and Maintenance (SAMM) Contribution for the Thames Basin Heaths SPA
- xv) Bracknell Forest Council Monitoring Fee
- xvi) Sports Hub contribution
- xvii) Allotment contribution
- xviii) Biodiversity Net Gain off-site provision (if gain not secured)
- xix) Flood modelling contribution associated with highways work
- xx) Employment skills contribution
- xxi) S106 Monitoring Contribution

- B. Conditions and informatives as below (subject to any additions and updates agreed with the Assistant Director – Place and Growth between the date of the resolution and the issue of the decision):**

Conditions and Reasons

Timescale for Development

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s91 & s92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved Drawings

2. This permission is in respect of the submitted application plans and drawings as listed in the table below. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Drawing Title	Drawing Number	Revision
[INSERT]		

Reason: for the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Archaeology

3. Prior to commencement of development and any demolition works commencing on site, a programme of archaeological work, which shall include a Written Scheme of Investigation, shall be submitted to and approved in writing by the Local Planning Authority. No works, including demolition, shall take place other than in accordance with the Written Scheme of Investigation.

Reason: The site lies in an area of archaeological potential. The potential impacts on the buried archaeological heritage can be mitigated by a programme of archaeological work so as to record and advance understanding of any heritage assets in accordance with Section 16 of the National Planning Policy Framework and Managing Development Delivery Local Plan policy TB25.

Noise Impact

4. Prior to commencement of development hereby permitted, a noise impact assessment (hereinafter referred to as Noise Impact Assessment) for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The Noise Impact Assessment shall include a scheme of

mitigation (hereinafter referred to as Noise Mitigation Scheme) as required which shall demonstrate how appropriate internal and external noise levels, reflecting noise limits set out in BS8233:2014, will be achieved. The Noise Mitigation Scheme shall ensure that all noise implications, specifically including noise implications of the A329 London Road and A329(M), are appropriately mitigated. The Noise Mitigation Scheme shall be implemented in full prior to first occupation of the development hereby permitted and the mitigation measures contained therein shall be maintained for the duration of the development.

Reason: To protect future residents from unacceptable noise levels, in accordance with Section 15 of the National Planning Policy Framework, Core Strategy policies CP1 and CP3, Managing Development Delivery Local Plan policy CC06 and the South Wokingham SDL SPD.

Air Quality

5. No development shall commence until an assessment of air quality (hereinafter referred to as Air Quality Assessment) has been submitted to and approved in writing by the Local Planning Authority. The Air Quality Assessment shall demonstrate any likely changes in air quality exposure to air pollutants as a result of the proposed development and the exposure of receptors to the existing air pollution. The assessment is to compare the air quality following completion of the development with that expected at the time without the development. The assessment will need to include:
- a) assessment of the existing air quality in the study area (existing baseline);
 - b) prediction of the future air quality without the development in place (future baseline);
 - c) prediction of the future air quality with the development in place (with development); and
 - d) details of mitigation as required.

Reason: To protect residents from air pollutants, in accordance with Section 15 of the National Planning Policy Framework, Core Strategy policies CP1 and CP3, and Managing Development Delivery Local Plan policy CC06.

Contaminated Land

6. No development other than that required to be carried out as part of an approved scheme of remediation shall take place until conditions a) – d) (below) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d) has been complied with in relation to that contamination.
- a) **Site Characterisation**
An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or

not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- i. a survey of the extent, scale and nature of contamination;
- ii. an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters, and
 - ecological systems.
- iii. an appraisal of remedial options, and proposal of the preferred option(s).

b) Submission of Remediation Scheme

A detailed remediation scheme (hereinafter referred to as Remediation Scheme) to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c) Implementation of Approved Remediation Scheme

The approved Remediation Scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition

a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Strategy policy CP1.

Construction Environmental Management Plan (CEMP)

7. Prior to commencement of development hereby permitted, a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved CEMP. The CEMP shall include the following matters:
- i) a construction travel protocol or Green Travel Plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials;
 - iv) programme of works, including measures for traffic management and operating hours;
 - v) piling techniques;
 - vi) provision of boundary hoarding and lighting;
 - vii) protection of important trees, hedgerows and other natural features;
 - viii) relevant ecological mitigation measures during construction phase for protected species (bats, birds, reptiles, amphibians);
 - ix) control measures to prevent the spread of invasive non-native plant species;
 - x) control of rats and other vermin particularly during site clearance;
 - xi) protection of the aquatic environment in terms of water quantity and quality;
 - xii) details of proposed means of dust suppression and noise mitigation;
 - xiii) details of measures to prevent mud from vehicles leaving the site during construction;
 - xiv) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
 - xv) lighting on site during construction;

- xvi) measures to ensure no on-site fires during construction;
- xvii) monitoring and review mechanisms;
- xviii) implementation of the CEMP through an environmental management system;
- xix) details of the haul routes to be used to access the development;
- xx) details of temporary surface water management measures to be provided during the construction phase;
- xxi) details of the excavation of materials and the sub-surface construction methodology; and
- xxii) appointment of a Construction Liaison Officer.

Reason: In the interests of the amenity of the area, protecting ecology and the landscape, avoiding pollution, increased flood risk and construction-related congestion during construction, in accordance with Core Strategy policies CP1, CP3, CP6 and CP7; and Managing Development Delivery Local Plan policies CC03, CC06, CC07, CC10, TB21, TB23 and TB24. Details are required prior to commencement to ensure that measures are in place upon commencement to avoid harm.

Construction Vehicles

8. No development shall commence until provision has been made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience, in accordance with Core Strategy policy CP6.

Earth mounding and contouring

9. Prior to commencement of development, details of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The Earthworks shall be carried out in accordance with the approved details and permanently so-retained.

Reason: In the interests of the amenity and landscape character of the area, in accordance with Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB2.

Levels

10. Prior to commencement of development hereby permitted, a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished floor levels shall be submitted to and approved in writing by the Local Planning

Authority. The development shall be carried out in accordance with details hereby approved before first occupation of the buildings.

Reason: To ensure a satisfactory form of development relative to surrounding buildings and landscape, in accordance with Core Strategy policies CP1, CP3 and CP21, Managing Development Delivery Local Plan policy TB21, and South Wokingham SDL SPD.

Materials

11. Prior to commencement of development hereby permitted, samples and details of the materials to be used in the construction of the external surfaces of the buildings shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: to ensure a high-quality development, appropriate to the location in accordance with Core Strategy policies CP1, CP3, CP21 and the South Wokingham SDL SPD.

Boundary Treatment

12. Prior to commencement of development hereby permitted, details of all boundary treatments and other means of enclosure, which shall include provision of ecological permeability measures appropriate for protected species and species of principal importance, shall first be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety, in accordance with Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy TB23.

Lighting Strategy

13. Prior to commencement of development hereby permitted, a lighting strategy for shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- i) Include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non-residential buildings;
 - ii) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access such key areas; and
 - iii) Show how and where external lighting will be installed through the provision of appropriate lighting contour plans and technical specification so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using such key areas.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting of key areas be installed without the prior consent from the Local Planning Authority.

Reason: To avoid detriment to wildlife or residential amenity, in accordance with Section 15 of the National Planning Policy Framework, Core Strategy policies CP1, CP3, CP7 and CP21; and Managing Development Delivery Local Plan policies TB21 and TB23.

Landscaping

14.

- a) Prior to commencement of development hereby permitted, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:
 - i) Scheme drawings;
 - ii) proposed levels and contours;
 - iii) all boundary treatments and other means of enclosure, such as gates or bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
 - iv) car parking layouts, other vehicle and pedestrian access and circulation areas;
 - v) hard surfacing materials including samples;
 - vi) minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc) including specifications for the product and its installation.
 - vii) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;
 - viii) soft landscaping details including planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants (noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable);
 - ix) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;
 - x) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;

- xi) a biodiversity net gain assessment showing how the development provides a minimum 10% net gain as per DEFRA metric first agreed in writing by the Local Planning Authority;
- b) Prior to commencement of development hereby permitted details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Work shall be carried out in accordance with the approved details including submission of the annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and c) below.
- c) All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity, ecology and to ensure biodiversity enhancement, in accordance with Core Strategy policies CP1, CP3, CP7 and CP21; Managing Development Delivery Local Plan policies CC03, TB21 and TB23; South Wokingham SDL SPD and paragraph 174 of the NPPF. Details are required prior to commencement to ensure that landscaping and biodiversity enhancement can be satisfactorily integrated in the development.

Landscape and Ecological Management Plan

15. Prior to commencement of development hereby permitted, a Landscape and Ecological Management Plan including:
- i) long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens; and
 - ii) a biodiversity net gain assessment showing how the development provides a minimum 10% net gain as per DEFRA metric first agreed in writing by the Local Planning Authority

shall be submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management Plan shall be carried out as approved.

Reason: To ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved and to secure a biodiversity enhancement, in accordance with Core Strategy policies CP1, CP3, CP7 and CP21; and Managing Development Delivery Local Plan policies CC03, TB21 and TB23; South Wokingham SDL SPD and paragraph 174 of the National Planning Policy Framework. Details are required prior to commencement to ensure that they can be assessed in conjunction with the landscaping proposals.

Tree Protection

16. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area, in accordance with Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23, and the South Wokingham SDL SPD.

17. No development or other operation shall commence until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- a) No operations in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the tree protection works required by the Approved Scheme are in place on site.
 - b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
 - c) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Reason: to secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the Local Planning Authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21. Details are required prior to commencement to ensure that measures are in place when work starts.

Species Enhancement Measures

18. Prior to commencement of development hereby permitted, a detailed strategy for species biodiversity enhancements to the site shall be provided to the local authority for its approval. The strategy shall be prepared by a suitably qualified ecologist and the minimum quantum of provision shall be that set out in section 5.2 of the submitted Ecological Assessment Update (Ethos Environmental Planning, July 2021). Once approved the strategy shall be implemented in full unless otherwise agreed by in writing by the Local Planning Authority.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife, including Core Strategy policy CP7 and Section 15 of the National Planning Policy Framework, which requires consideration of the potential biodiversity gains that can be secured within developments.

Footpath Upgrade

19. Prior to commencement of development hereby permitted, details of works relating to upgrading a footpath within Buckhurst Meadow SANG, that provides a connection between development hereby permitted and William Heelas Way, in accordance with drawing no [INSERT], shall be submitted to and approved in writing by the Local Planning Authority. The upgrading works shall comprise a flexible, bonded aggregate surface, details of which shall be first submitted to and approved in writing by the Local Planning Authority. The upgrading works shall be delivered in accordance with the approved details prior to first occupation of development hereby permitted.

Reason: To ensure provision is made for sustainable travel in accordance with Core Strategy policies CP1, CP3, CP6 and CP21; and the South Wokingham SDL SPD.

SANG Connections

20. Prior to commencement of development hereby permitted, details of 4no. direct connections between the development hereby permitted, in accordance with approved drawing [INSERT], and Buckhurst Meadow SANG, which have regard to levels and the need to minimise negative effects on the landscape and ecological importance of trees and hedgerows, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be provided in accordance with the approved details prior to first occupation of development hereby permitted.

Reason: To ensure provision is made for sustainable travel in accordance with Core Strategy policies CP1, CP3, CP6 and CP21; and the South Wokingham SDL SPD.

Surface Water Drainage

21. No development shall take place until updated and full details of the sustainable drainage system (SuDS) for the site have been submitted to and approved in writing by the LPA. The details shall be in accordance with the Flood Risk Assessment (Revision 3 – 15 September 2021) and Flood Risk Assessment Addendum – SUDS update September 2021, unless otherwise agreed in writing by the Local Planning Authority. These details shall include:

- i) drainage calculations, details of the layout, position and size of attenuation basins, and principles for locally based treatments such as rain gardens, filter strips and swales
- ii) details of proposed SuDS features in accordance with the CIRIA guidance and the Wokingham SuDS Strategy (January 2017);
- iii) demonstration that the SuDS details are in line with the ecological enhancement recommendations and biodiversity net gain provision pursuant to conditions 14-15 of this permission.

The SuDS shall be provided before first occupation of the development hereby approved in accordance with the approved details and retained thereafter.

Reason: To prevent increased flood risk from surface water run-off, protect water quality and maintain favourable conservation status of the site for protected species and species of principal importance, in accordance with Section 14 of the National Planning Policy Framework, Core Strategy policies CP1, CP7 and CP21, Managing Development Delivery Local Plan policies CC09, CC10 and TB23, and South Wokingham SDL SPD.

Drainage (Maintenance)

22. No dwelling within the development hereby permitted shall be occupied until a SuDS Management and Maintenance Plan for the lifetime of the development has been submitted to and approved in writing by Local Planning Authority. The plan should include details of:
- i) arrangements to secure the operation of the scheme throughout its lifetime, including adoption by a Private Management Company, WBC or a Statutory Undertaker;
 - ii) maintenance access;
 - iii) a method statement for safe and sustainable removal and disposal of waste from drainage system, detailing frequency, materials to be used and standard of work; and
 - iv) a GIS shape file for the drainage system serving the site.

The approved SuDS Maintenance and Management Plan shall be implemented in full in accordance with the details hereby approved.

Reason: To prevent increased flood risk from surface water run-off in accordance with Section 14 of the National Planning Policy Framework, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Drainage (Exceedance Flow Routes)

23. Prior to commencement of development hereby permitted, a plan for flows above the 1 in 100+40% climate change event (hereinafter referred to as an Exceedance Flow Routing plan) shall be submitted to and approved in writing by the Local Planning Authority. The Exceedance Flow Routing plan:

- i) shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space;
- ii) will demonstrate how flow routes avoid passing through gardens and other areas in private ownership;
- iii) shall be accompanied by an exceedance map with arrows showing the direction of surface water in an event above 1 in 100+40% climate change or blockage;

The development shall be carried out in accordance with the details hereby approved before the first occupation of the development hereby permitted.

Reason: To prevent increased flood risk from surface water run-off, in accordance with Section 14 of the National Planning Policy Framework, Core Strategy policy CP1, and Managing Development Delivery Local Plan policies CC09 and CC10. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

Foul water

24. No development shall be occupied until confirmation has been provided from the Thames Water that their system has got capacity and the connection is acceptable.

Reason: Network reinforcement works may be required to accommodate the proposed development. Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Waste Storage

25. Prior to commencement of development hereby permitted, details of the proposed waste and recycling management arrangements for the development have been submitted to and approved in writing by the Local Planning Authority.

No dwelling shall be occupied until refuse and recycling storage facilities to serve it have been provided in accordance with the approved details. These facilities shall be permanently retained thereafter and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: To ensure that adequate provision is made for the storage of refuse and recyclables without detriment to visual amenity in accordance with Core Strategy policies CP1 and CP3, Managing Development Delivery Local Plan policy CC04 and the Sustainable Design and Construction SPD.

Highway Construction details

26. Prior to commencement of development hereby permitted, full details of the construction of roads, cycleways and footways, including levels, widths, visibility splays construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the Local Planning Authority. The roads, cycleways and footways shall be constructed in accordance with the approved details to road base level before the development occupied and the final wearing course will be provided within 3 months of occupation, unless other minor variations are agreed in writing by the Local Planning Authority.

Reason: To ensure that roads, cycleways and footpaths are constructed to prioritise use by sustainable modes, to a standard that would be suitable for adoption as publicly maintainable highway and incorporate ecological permeability measures in the interests of providing a functional, accessible, safe and high-quality development that supports biodiversity, in accordance with Core Strategy policies CP1, CP3, CP6, CP7 and Appendix 7; MDD LP policy TB23; South Wokingham SDL and Infrastructure Delivery and Contributions SPDs.

Electric Vehicle Charging

27. Prior to commencement of development hereby permitted, details of Electric Vehicle Charging points in accordance with the approved drawing 2767.32A shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

Reason: To ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel, in accordance with Section 9 of the National Planning Policy Framework, Core Strategy policies CP1, CP3 CP6 and CP21; Managing Development Delivery Local Plan policy CC07, and Appendix E of the WBC Living Streets: Highways Design Guide (2019).

Cycle Parking

28. Prior to commencement of development hereby permitted, details of secure and covered bicycle storage/parking facilities for the occupants of and visitors to the development shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage/parking shall be implemented in accordance with such details as may be approved before occupation of the unit it intends to serve within the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: To ensure provision of infrastructure to support sustainable modes of travel, in accordance with Core Strategy policies CP1, CP3 and CP6; Managing Development Delivery Local Plan policy CC07 and Appendix 2; and South Wokingham SDL SPD.

Visibility Splays for Private Driveways

29. The dwelling/building shall not be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres

Reason: In the interests of highway safety and convenience, in accordance with Core Strategy policies CP3 and CP6.

Walking and Cycling Strategy

30. Prior to commencement of development hereby permitted, details of internal pedestrian and cycle infrastructure and connections from the development to Wokingham Town Centre and to Buckhurst Meadow SANG shall be submitted for approval by the Local Planning Authority. These details shall demonstrate how these routes will be upgraded. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.

Reason: In the interests of sustainable travel, convenience and highway safety, in accordance with Core Strategy Policies CP1 and CP6.

Parking and Turning Space

31. No dwellings hereby permitted shall be occupied until vehicle parking and turning space has been provided in accordance with drawing 2767.32A. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity, in accordance with Core Strategy policies CP3, CP6 and CP21, Managing Development Delivery Local Plan policies CC07, TB21 and Appendix 2; South Wokingham SDL SPD and Borough Design Guide SPD.

Parking Management

32. Prior to first occupation of development hereby permitted, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the Local Planning Authority. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: to ensure adequate parking provision in the interests of highway safety and convenience, in accordance with Core Strategy policies CP1, CP6 and CP21; Managing Development Delivery Local Plan policies CC07, TB20 and Appendix 2; South Wokingham SDL SPD and the Borough Design Guide SPD.

Emergency Water Supply

33. Prior to first occupation of development hereby permitted, fire hydrants, or other suitable emergency water supplies, shall be provided in accordance with a scheme including details of their location, specification and a programme for their provision which has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that adequate infrastructure is provided to ensure that measures for firefighting can be incorporated into the development, in accordance with Core Strategy Policy CP4.

Low and Zero Carbon Technologies

34. Prior to commencement of development hereby permitted, a scheme:

- i) Delivering at least a 20% reduction in carbon emissions through renewable energy and/or low carbon technology; and
- ii) Demonstrating how the water consumption targets of 105 litres or less per person per day for new dwellings will be met and how the development is water resilient (including the provision of water vats),

shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development

Reason: In the interests of promoting sustainable forms of development in accordance with the National Planning Policy Framework, Core Strategy Policy CP1, Managing Development Delivery Local Plan policies CC04 and CC05, Sustainable Design and Construction SPD, South Wokingham SDL SPD.

Hours of operation

35. No work relating to the development hereby permitted, including works of ground clearance or preparation prior to commencement of construction operations shall take place other than:

- i) between the hours of 08:00 to 18:00 Monday to Friday; and
- ii) 08:00-13:00 on Saturday; and
- iii) at no time on Sundays or Bank or National Holidays; except for
- iv) individual operations which cannot reasonably be undertaken within the construction working hours defined above and have been notified to the Local Planning Authority (including details of the nature extent and timetable for the works) at least two weeks in advance and agreed in writing (by exchange of letter).

Where works are agreed by the LPA under iv) above, key stakeholders including residential properties within an identified zone that has first been submitted to and approved in writing by the Local Planning Authority, ward members and town/parish councils shall be given written notice at least one week in advance of the works taking place. The notification shall include details of the nature, extent and timetable for the works and telephone number that the party responsible the works can be contacted on for the duration of the works.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period, in accordance with Core Strategy policies CP1 and CP3, and Managing Development Delivery Local Plan policy CC06, whilst providing flexibility where works outside the usual hours are unavoidable or would not result in unacceptable disruption in the surrounding area.

Restriction of Permitted Development Rights

36. Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the Local Planning Authority.

Reason: To safeguard the character of the area, Countryside and neighbouring amenities, in accordance with Core Strategy policies CP1, CP3 and CP11, and Managing Development Delivery Local Plan policy TB21.

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site except within rear gardens and front door lamps or in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard amenity and highway safety, in accordance with Core Strategy policies CP1, CP3 and CP6.

38. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), any garages or carports approved pursuant to reserved matters shall be constructed in accordance with the approved details and kept available for the parking of vehicles ancillary to the residential use of the site at all times. Carports shall not be enclosed beyond any enclosure shown on the approved drawings without the prior written approval of the Local Planning Authority. Garages and carports shall not be used for any business use nor as habitable space.

Reason: To ensure provision of adequate parking and reduce the likelihood of unplanned roadside parking, in accordance with Core Strategy Policies CP1 and CP6, and Managing Development Delivery Local Plan Policy CC07 and Appendix 2.

39. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected on any shared vehicular access.

Reason: To assist in the integration of the development into the character and community of the area and in the interests of highway safety, in accordance with Core Strategy policies CP1, CP3 and CP6; South Wokingham SDL SPD and Wokingham Borough Design Guide SPD.

Informatives:

Reason for recommendation

- 1) The development accords with the policies contained within the development plan and there are no material considerations that warrant a different decision being taken.

Relevant policies

- 2) You are advised, in compliance with The Town and Country Planning [Development Management Procedure] [England] Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:
 - National Planning Policy Framework
 - South East Area Plan saved policy NRM6
 - Southeast Plan Policy NRM6 Thames Basin Heaths Special Protection Area
 - Wokingham Borough Core Strategy Development Plan Document (2010)
 - CP1 Sustainable Development
 - CP2 Inclusive Communities
 - CP3 General Principles for Development
 - CP4 Infrastructure Requirements
 - CP5 Housing mix, density and affordability
 - CP6 Managing Travel Demand
 - CP7 Biodiversity
 - CP8 Thames Basin Heaths Special Protection Area
 - CP9 Scale and Location of Development Proposals
 - CP10 Improvements to the Strategic Transport Network
 - CP11 Proposals outside development limits (including countryside)
 - CP17 Housing delivery
 - CP21 South Wokingham SDL
 - Adopted Managing Development Delivery Local Plan (2014)
 - CC01 Presumption in Favour of Sustainable Development
 - CC02 Development Limits
 - CC03 Green Infrastructure, Trees and Landscaping
 - CC04 Sustainable Design and Construction
 - CC05 Renewable energy and decentralised energy networks
 - CC06 Noise
 - CC07 Parking
 - CC09 Development and Flood Risk (from all sources)
 - CC10 Sustainable Drainage
 - TB05 Housing Mix
 - TB07 Internal Space standards
 - TB12 Employment Skills Plan
 - TB21 Landscape Character
 - TB23 Biodiversity and Development
 - TB24 Designated Heritage Assets
 - TB25 Archaeology
 - Borough Design Guide Supplementary Planning Document (2012)
 - South Wokingham Strategic Development Location Supplementary Planning Document (2011)

- Infrastructure Delivery and Contributions Supplementary Planning Document (2011)
- Affordable Housing Supplementary Planning Document (2011)
- Sustainable Design and Construction Supplementary Planning Document (2010)
- DCLG – Nationally Described Space Standards
- Living Streets: a Highways Guide for Developers in Wokingham (2019)
- Wokingham SuDS Strategy (January 2017)

Community Infrastructure Levy (CIL) & S106

- 3) The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.
- 4) This permission should be read in conjunction with the legal agreement under Section 106 of the Town and Country Planning Act (yet to be finalised) the contents of which relate to this development.

Public engagement

- 5) The CEMP pursuant to condition 7 of this permission shall include provisions for engagement with local residents throughout the construction phase including a communications plan and appointment of a complaints liaison officer.

Highways

- 6) The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access
- 7) If it is the developer's intention to request the Council, as Local Highway Authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

- 8) Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
- 9) Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
- 10) Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Local Highway Authority on tel: 0118 9746000.

Waste

- 11) The provision for refuse storage to comply with condition 6 shall have regard to the advice on the council's website at <https://www.wokingham.gov.uk/rubbish-and-recycling/collections/waste-information-for-developers/>.

Ecology

- 12) This permission does not convey or imply any approval or consent required for protected species under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), or the Protection of Badgers Act 1992. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.
- 13) Any gully pots required as part of the detailed SuDS proposals to comply with condition 24 shall be designed for ecological permeability and to prevent entrapment of wildlife.

Play Space Design Guide

- 14) Details of play areas to comply with condition 14 should have reference to the council's Play Space Design Guide at <https://www.wokingham.gov.uk/planning-policy/planning-policy-information/supplementary-planning-guidance-and-documents/>

Drainage

- 15) The Sustainable Drainage details to comply with conditions 14 and 21 shall have regard to The Wokingham SuDS Strategy (2017)

C. Alternative recommendation:

That the Planning Committee authorise the Head of Development Management to refuse planning permission in the event of a S106 legal agreement, required to secure the necessary infrastructure impact mitigation and affordable housing, not being completed within six months of the date of the committee resolution (unless longer period is agreed by the chairman of the Planning Committee and confirmed in writing by the Local Planning Authority) for the following reasons:

- 1) In the absence of a planning obligation to secure necessary contributions and on-site and off-site works, the Local Planning Authority is unable to satisfy itself that the proposal includes adequate mitigation measures to prevent the proposed development from having an adverse effect on infrastructure and services. As such, the proposal is contrary to the National Planning Policy Framework, Policies CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP10, CP11, CP14, CP21 and Appendix 7 of the Core Strategy, Policies CC01, CC02, CC08, TB08, TB12, TB21, TB23 of the Managing Development Delivery Local Plan, South Wokingham Strategic Development Location Supplementary Planning Document and Infrastructure Delivery and Contributions Supplementary Planning Document.
- 2) In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.
- 3) In the absence of a planning obligation to secure the provision of affordable housing and its transfer to a registered provider, the Local Planning Authority is unable to satisfy itself that the proposal includes adequate provision of affordable housing. As such, the proposal conflicts with Policies CP2 and CP5 of the Core Strategy, Policy TB05 of the Managing Development Delivery Local Plan South Wokingham Strategic Development Location Supplementary Planning Document. Infrastructure Delivery and Contributions Supplementary

Planning Document and Affordable Housing Supplementary Planning Document

RELEVANT PLANNING HISTORY		
Application Number	Proposal	Decision & Date
F/2007/1613	Proposed erection of replacement stable block	Approved. 15 August 2007
182882	Full planning application for the development of 74 units (including 26 affordable homes) with associated access road from St Anne's Drive, Landscaping, SANG and open space.	Refused. 9 January 2020. Appeal APP/X0360/W/20/32549 49 withdrawn

SUMMARY INFORMATION	
Site Area	Approximately 3.33 hectare
Proposed units	54
Proposed density - dwellings/hectare	16
Number of affordable units proposed	19
Previous land use	Equestrian/agricultural
Proposed Public Open Space	Approximately 0.3 hectare
Proposed parking spaces	115

CONSULTATION RESPONSES	
Berkshire Archaeology	No objection subject to condition
Bracknell Forest Council	No objection
Natural England	Updated response awaited, however Natural England agreed in principle to the approach proposed
Thames Water	No objection subject to condition
WBC Biodiversity	No objection subject to conditions and S106
WBC Economic Prosperity and Place (Affordable Housing)	No objection subject to conditions and S106
WBC Economic Prosperity and Place (Community Infrastructure)	No objection subject to S106
WBC Drainage	No objection subject to conditions
WBC Education (School Place Planning)	No objection
WBC Environmental Health	Submission of further information requested is secured as a pre-commencement condition
WBC Green Infrastructure	No objection subject to conditions and S106
WBC Growth & Delivery (Policy)	No objection
WBC Highways	No objection subject to conditions and S106
WBC Heritage & Conservation	No objection
WBC Tree & Landscape	No objection subject to conditions
WBC Cleaner & Greener (Waste Services)	No objection subject to conditions
WBC Public Rights of Way	No objection

REPRESENTATIONS

Wokingham Town Council

Support the provision of affordable housing, but object for the following reasons:

- Removal of trees, including TPO (*Officer note: the loss of trees will be subject to mitigation measures which will see additional new trees being planted within the site. In recognition that the newly planted trees will require time to mature, their number will exceed the number of trees lost. The area of public open space in the northern section of the site and open space sections along the perimeter of the site will offer opportunities for additional tree planting. The proposal is also required to secure a 10% Biodiversity Net Gain. Paragraphs 21, 72 and conditions 14 and 15 refer.*)
- Impact on bats and slowworms (*Officer note: WBC Ecology officer is satisfied with the proposed ecological protection measures, including those concerning the protection of bats and reptiles. Paragraph 71 and conditions 7, 12 to 15 and 18 refer.*)
- The development sits outside of the core development plan (*Officer note: it is considered that the proposed location is sustainable. The fact that the site is not allocated for housing does not mean it is not suitable for residential development. The site lies with an area designated as Strategic Development Location and is considered to be in a sustainable location close to local facilities and bus stops. Paragraphs 11 and 15 refer.*)
- There needs to be more than one road access to the site (*Officer note: the proposed quantum of development does not warrant a second access. WBC Highways officer is satisfied with the proposal being served by a single access. Paragraph 79 refers.*)
- No cycle path provision (*Officer note: given scale and layout of site, a designated cycle is not considered appropriate, the proposal would provide upgrades to a footpath running through Buckhurst Meadows SANG, which cyclists would be able to use. The site would also offer cycle access onto the shared footway/cycleway at the junction of St. Anne's Drive with A329 London Road. Paragraph 84 and conditions 19, 20 and 30 refer.*)
- No local shops or amenities (*Officer note: the site is considered to be well served by local shops and facilities; Montague Park facilities are located a short walk away. Paragraph 82 refers.*)
- No SANG (*Officer note: the constraints of the site mean that it would not be able to incorporate SANG. Instead, the required SANG capacity would be met at Keephatch Gardens SANG and Bracknell Forest Council SANG. This was found acceptable by Wokingham Borough Council and Bracknell Forest Council and the principle of this approach was supported by Natural England. The development will also provide funding to improve the existing SANGs Paragraph 66 refers.*)

- CP3 General Principles for development a) mass b) functional, accessible, safe, secure c) ecological, heritage, landscape, geological d) fauna and flora (*Officer note: these aspects of Policy CP3 Core Strategy have been considered in the assessment of the proposal as set out in various paragraphs of the report below.*)
- CP6 Managing Travel Demand d) adverse effects on transport network (*Officer note: the impact on the transport network has been considered by WBC Highways officer and is considered acceptable. Paragraphs 77, 78, 81 and 82 refer.*)
- CP11 Proposals outside Development Limits (including countryside) 6) community facilities (*Officer note: the site is considered to be well served by local shops and facilities. Paragraph 82 refers.*)
- CP21 South Wokingham Strategic Development Location 4) Measures to maintain separation from Binfield, Bracknell, Crowthorne, Pine wood (Crowthorne) and Finchampstead North. 5) Measures to protect and enhance pedestrian (including using mobility aids) access to the countryside from Wokingham town Centre (*Officer note: the site is well contained with appropriate buffer and is not considered to lead to coalescence of Wokingham and Bracknell. Paragraphs 10 and 20 refer. The proposal would provide upgrades to the footpath running across Buckhurst Meadows SANG enhancing access to it. It would also enhance safe and attractive footway network linking SDL developments and SANGs. Paragraph 82 and conditions 19, 20 and 30 refer.*)

Ward members & adjoining ward members

Councillor Gregor Murray:

- This is an only marginally revised resubmission of a previously rejected planning application. The revisions do not address the concerns and challenges previously given for refusing the previous planning application. (*Officer note: the scheme has been assessed in full, with consideration being given to the impacts would create and benefits it would provide. It is considered to deliver high quality development in accordance with the Council's overall spatial strategy and policies, there are no other material planning considerations of significant weight that would dictate that the application should be refused as set out in the following report.*)
- The layout of London Road, only recently revised, does not allow for safe access in and out of the proposed development. Based on the current layout, vehicles wanting to turn right onto London Road will only be able to do so either by performing a dangerous U-turn on either Oak Avenue or on London Road, or the development will require a fifth set of traffic lights in the space of 400yards. This is one of the busiest roads, and sections of road in Wokingham Borough, so this development will significantly impact on road usage and road safety. (*Officer note: WBC Highways officer considered the proposed access and considered these to be acceptable in principle, subject to further detailed design. Paragraph 89 refers.*)

- Nature and conservation. While there is a SANG adjacent to this proposed development, there are also more than 1,200 other newly built homes. Natural green space in this part of Wokingham is already in short supply, and the development would only serve to reduce this further. Neighbouring green space is owned by Hilton St Anne's Manor and therefore is not accessible for residents. *(Officer note: the application site is in private ownership and in use as paddocks and for other equestrian uses. There are no public footpaths running across the site and there is no public access onto the site. The proposal would create new pedestrian links across the site connecting Buckhurst Meadows SANG with A329 London Road crossing and links into Bracknell and Keephatch Gardens SANGs. Ecological impacts have also been considered and found to be acceptable. Paragraph 84 and conditions 19, 20 and 30 refer.)*
- This development will further reduce mature tree numbers which is in direct conflict with our Climate Emergency. *(Officer note: the loss of trees will be subject to mitigation measures which will see additional new trees being planted within the site. In recognition that the newly planted trees will require time to mature, their number will exceed the number of trees lost. The area of public open space in the northern section of the site and open space sections along the perimeter of the site will offer opportunities for additional tree planting. The proposal is also required to secure a 10% Biodiversity Net Gain. Paragraphs 21, 72 and conditions 14 and 15 refer.)*
- There is not adequate provision of alternative energy generation, ev charging or other measures, supportive of our climate emergency, within the application. *(Officer note: following the consultation feedback and officer negotiations, the proposal would provide sustainability benefits in the form of electric vehicle charging points and carbon emissions-saving strategy significantly above the policy requirements. Sustainable energy measures are covered by condition. Paragraphs 95, 109 and conditions 27 and 34 refer.)*

Councillor Maria Gee:

- Welcome provision of affordable housing on site.
- Bus routes are satisfactory.
- Lack of community engagement, failure to submit Statement of Community Involvement. *(Officer note: Statement of Community Involvement was included in the revised Planning Statement. Note the level of consultation is not something officers can control.)*
- Lack of SANG, it is unacceptable to use Montague Park SANG to mitigate impact of this development, offsite SANG will not mitigate the impact of this development. *(Officer note: the constraints of the site mean that it would not be able to incorporate SANG. Instead, the required SANG capacity would be met at Keephatch Gardens SANG and Bracknell Forest Council SANG. This is an*

acceptable solution and has been agreed by Wokingham Borough Council and Bracknell Forest Council and the principle of this approach was supported by Natural England. Paragraph 66 refers.)

- The proposal is not sustainable from a transport perspective. Distances included within Design and Access Statement are inaccurate and should be investigated independently. *(Officer note: the proposal is located within South Wokingham SDL, which has been assessed as sustainable location. The site is served by public transport (bus route) and is well served by nearby facilities. The location is no different to Keephatch Gardens development opposite. Its sustainability from transport perspective has been further considered at paragraphs 82, 84, 85 and 87 of this report.)*
- It will increase motor vehicle traffic onto already busy London Road, which will not help with the Climate Emergency declared. *(Officer note: the Transport Assessment, including traffic generation, has been considered by WBC Highways officer and is considered acceptable. Paragraph 90 refers. The proposal would provide electric vehicle charging points well above Council's standards. Paragraph 95 and condition 27 refer.)*
- The cycle route along London Road does not reach as far as the access point to the development, cycle access onto London Road is unsuitable due to lack of segregated cycle path, there is no provision for cycle infrastructure. *(Officer note: the proposal would provide upgrades to a footpath running through Buckhurst Meadows SANG, which cyclists would be able to use. The site would also offer cycle access onto the shared footway/cycleway at the junction of St. Anne's Drive with A329 London Road, where the existing shared footway/cycleway currently terminates. Paragraph 84 and conditions 19, 20 and 30 refer.)*
- There would be only one entrance/exit. *(Officer note: the proposed quantum of development does not warrant a second access. WBC Highways officer is satisfied with the proposal being served by a single access. Paragraph 79 refers.)*
- Access to facilities would be via London Rd or through Buckhurst Meadows SANG, which was not designed for this purpose. *(Officer note: the proposal would upgrade an existing footpath running through Buckhurst Meadows SANG to provide all-weather surface and a wider link, thus enhancing diverse use and functionality of this connection. Paragraph 84 and conditions 19, 20 and 30 refer.)*
- No right turn into St Anne's drive and no safe access. *(Officer note: WBC Highways officer considered the proposed access and considered these to be acceptable in principle, subject to further detailed design. Paragraph 89 refers.)*
- Increased pollution. *(Officer note: the air quality assessment would be secured prior to development commencing. Paragraph 107 and condition 5 refer.)*
- Added pressure on local medical facilities. *(Officer note: Not a material consideration. For reference, medical facilities are provided and controlled by the local Clinical Commissioning Group and not the Council.)*

- Adverse impact on ecology, the ecology report fails to consider trees as habitat suitable for bat roosting, there are great crested newts and slow worms on site. (*Officer note: following the consultation feedback, a further ecological survey was carried out. WBC Ecology officer considered the updated information and raised no objection to the proposal, subject to appropriate ecological mitigation and enhancement measures. Paragraphs 70 to 72 and conditions 7, 12 to 15 and 18 refer.*)
- TPO trees removal and replacement with immature trees will not help with Climate Emergency declared and will impact visual amenity, there are no details of landscape mitigation, unacceptable to cut through hedges. (*Officer note: the loss of trees and section of hedge is regrettable and will be subject to mitigation measures, including additional new trees being planted within the site. In recognition that the newly planted trees will require time to mature, their number will exceed the number of trees lost. The area of public open space in the northern section of the site and open space sections along the perimeter of the site will offer opportunities for additional tree planting. The proposal is also required to secure a 10% Biodiversity Net Gain. Paragraphs 21, 72 and conditions 14 and 15 refer.*)
- Erodes separation gap between Wokingham and Bracknell. (*Officer note: the site is well contained with appropriate buffer and is not considered to lead to coalescence of Wokingham and Bracknell. Paragraphs 10 and 20 refer.*)
- Development is outside development areas and is isolated (*Officer note: the site lies with an area designated as Strategic Development Location and is considered in a sustainable location and is served well by transport links and local facilities. Paragraphs 11, 15 and 82 refer.*)

Councillor Peter Dennis:

- Removal of many trees, including those subject to TPO. (*Officer note: the loss of trees and section of hedge will be subject to mitigation measures, including additional new trees being planted within the site. In recognition that the newly planted trees will require time to mature, their number is will exceed the number of trees lost. The area of public open space in the northern section of the site and open space sections along the perimeter of the site will offer opportunities for additional tree planting. The proposal is also required to secure a 10% Biodiversity Net Gain. Paragraphs 21, 72 and conditions 14 and 15 refer.*)
- Site access is not appropriate. (*Officer note: WBC Highways officer considered the proposed access and considered these to be acceptable in principle, subject to further detailed design. Paragraph 89 refers.*)
- Will reduce the green border gap between Wokingham and Bracknell, leaving A329 as a border. (*Officer note: the site is well contained with appropriate buffer and is not considered to lead to coalescence of Wokingham and Bracknell. Paragraphs 10 and 20 refer.*)

- Impact on visual amenity of the area as entering Wokingham due to removal of trees. (*Officer note: the tree removal along A329 London Road would be in a limited section and it is not considered to lead to unacceptable impact on the visual amenity of this area. Paragraph 21 refers.*)
- Impact on slow worms and bats. (*Officer note: WBC Ecology officer is satisfied with the proposed ecological protection measures, including those concerning the protection of bats and reptiles. Paragraph 71 and conditions 7, 12 to 15 and 18 refer.*)
- No need for additional housing. (*Officer note: paragraph 16 refers.*)
- Not allocated site. Should be returned to flowering meadow. (*Officer note: The site is not currently allocated within the Local Plan but is allocated for housing in the Local Plan Update. Notwithstanding this, due to its locations within the Strategic Development Location of South Wokingham, it is considered to be a suitable and sustainable site. Paragraphs 11 and 15 refer. The site is in private ownership and presently in equestrian use.*)
- Cannot use Montague Park SANG as this has already been allocated. (*Officer note: the proposal does not seek to mitigate its impacts on Thames Basin Heaths Special Protection Area through Montague Park SANG. Instead, the required SANG capacity would be met at Keepehatch Gardens SANG and Bracknell Forest Council SANG. This is an acceptable approach and has been agreed with Wokingham Borough Council and Bracknell Forest Council and the principle of this approach was supported by Natural England. Paragraph 66 refers.*)

Wokingham Society

- No public consultation carried out; no Statement of Community Involvement included. (*Officer note: Statement of Community Involvement was included in the revised Planning Statement. Note the level of consultation is not something officers can control.*)
- Not allocated site. (*Officer note: The site is not currently allocated but is allocated for housing in the Local Plan Update. Notwithstanding this, due to its locations within the Strategic Development Location of South Wokingham, it is considered to be a suitable and sustainable site. Paragraphs 11 and 15 refer.*)
- No infrastructure contributions to benefit local community. (*Officer note: infrastructure contributions would be secured through conditions, CIL contributions and S106 agreement. Paragraph 119 refers.*)
- Not connected with the rest of SDL, the only link is through Buckhurst Meadows SANG, lack of direct access to local communities and facilities. (*Officer note: the site lies with an area designated as Strategic Development Location and is therefore sustainable. The site is served well by transport links and local facilities.*)

Upgrades to the connections are being made through the SANG to allow for easier access to local facilities. Paragraphs 11, 15 and 82 refer.)

Neighbours

Following the initial consultation in January 2021, 86 individual objections have been received. Following consultation on the revised scheme (June 2021 and August 2021), further 26 and 14 objections have been received in respect of each consultation. There was a letter of support received.

Summary of planning issues raised in support of the proposal

Provision of safe links between SANG offers better and safer exercise routes.

Summary of planning issues raised in objection to the proposal

- Pressure on existing and future infrastructure and facilities. No new schools or doctors. Does not provide shops or facilities. *(Officer comment: The proposals would be subject to CIL payments with regards to mitigation of any identified additional impacts upon local services. Health provision is provided and controlled by the local Clinical Commissioning Group not the Council. Other identified infrastructure contributions would be secured through conditions and S106 agreement. There is identified capacity in local schools. Paragraph 119 refers.)*
- Additional traffic on London Road, increased congestion. Transport Assessment is inaccurate. No right turn into St Anne's drive, so traffic needs to go around Coppid Beech roundabout, adding to congestion *(Officer note: the Transport Assessment, including traffic generation, has been considered by WBC Highways officer and is considered acceptable. Paragraph 90 refers.)*
- Loss of natural areas to walk around. Lack of fully enclosed green space for dogs to run free. Insufficient green space will remain in Wokingham. Impact on green space available to residents as area near to St Anne's Manor is privately owned *(Officer note: the application site is in private ownership and in use as paddocks and for other equestrian uses. There are no public footpaths running across the site and there is no public access onto the site. The proposal would create new pedestrian links across the site connecting Buckhurst Meadows SANG with A329 London Road crossing and links into Bracknell and Keephatch Gardens SANGs. Paragraph 84 and conditions 19, 20 and 30 refer.)*
- Will enclose SANG on both sides (rather than just one) resulting in a destruction of ambience of SANG/turning it into urban park. *(Officer note: Buckhurst Meadow SANG is already enclosed by mature hedgerow, which separates it from the application site. The proposal would introduce links into the SANG through four proposed connections, however, the hedgerow separating both sites would be largely retained. Paragraph 84 and conditions 14, 15, 19, 20 and 30 refer.)*

- Impact on endangered and protected species, impact on passage of wildlife (*Officer note: WBC Ecology officer is satisfied with the proposed ecological protection measures, including those concerning the protection of bats and reptiles. Paragraph 71 and conditions 7, 12 to 15 and 18 refer.*)
- Tree removal impact on noise pollution, air quality and climate change (*Officer note: the loss of trees will be subject to mitigation measures which will see additional new trees being planted within the site. In recognition that the newly planted trees will require time to mature, their number will exceed the number of trees lost. The area of public open space in the northern section of the site and open space sections along the perimeter of the site will offer opportunities for additional tree planting. The proposal is also required to secure a 10% Biodiversity Net Gain. Paragraphs 21, 72 and conditions 14 and 15 refer.*)
- Building towards district boundary, erosion of separate identities of Bracknell and Wokingham, failure to maintain green gap between Wokingham and Bracknell (*Officer note: the site is well contained with appropriate buffer and is not considered to lead to coalescence of Wokingham and Bracknell. Paragraphs 10 and 20 refer.*)
- WBC can meet the housing land supply. More development proposed south of railway. Too many houses. (*Officer note: paragraph 16 refers.*)
- Loss of rural feel, rural intactness, harm to visual amenities of local area. Development dilutes Wokingham's character of a small town (*Officer note: the tree removal along A329 London Road would be in a limited section and it is not considered to lead to unacceptable impact on the visual amenity of this area. Paragraph 21 refers. The site is allocated for housing in the Local Plan Update. Notwithstanding this, due to its location within the Strategic Development Location of South Wokingham, it is considered to be a suitable for development. Paragraphs 11 and 15 refer.*)
- Unsafe access on/off A329 London Road. Road layout does not address original concerns. Developers did not address issues identified in the road safety audit. (*Officer note: WBC Highways officer considered the proposed access and considered these to be acceptable in principle, subject to further detailed design. Paragraph 89 refers.*)
- Contradicts Council's intention to maintain settlement separation (*Officer note: the site is well contained with appropriate buffer and is not considered to lead to coalescence of Wokingham and Bracknell. Paragraphs 10 and 20 refer.*)
- Off-site mitigation at Bracknell Forest SANG and Stokes Farm SANG not suitable as residents would more likely use Buckhurst which is busy enough. Extensive pedestrian access to and negative environmental impact on Buckhurst Meadows SANG. Additional impact from exercisers and families on SANG. (*Officer note: the constraints of the site mean that it would not be able to incorporate SANG. Instead, the required SANG capacity would be met at Keepatch Gardens SANG and*

Bracknell Forest Council SANG. This was found acceptable by Wokingham Borough Council and Bracknell Forest Council and the principle of this approach was supported by Natural England. No objection was raised in relation to the impact on Buckhurst Meadow SANG by WBC Green Infrastructure officer or Natural England. Paragraph 66 refers.)

- Offers no cycling facilities to allow alternative ways of transport. No provision for cyclists at London Rd junction. (*Officer note: the proposal would provide upgrades to a footpath running through Buckhurst Meadows SANG, which cyclists would be able to use. The site would also offer cycle access onto the shared footway/cycleway at the junction of St. Anne's Drive with A329 London Road. Paragraph 84 and conditions 19, 20 and 30 refer.*)
- No local shops or amenities (*Officer note: the site is considered to be well served by local shops and facilities. Paragraph 82 refers. Additional infrastructure contributions would be secured through conditions and S106 agreement. Paragraph 119 refers.*)
- Increase in traffic on South Wokingham Distributor Road. No compensation to infrastructure provision unlike other sites which contributed to distributor road provision. Lack of vehicular connection with SWDR to take pressure off London Rd (*Officer note: paragraphs 77 and 78 refer.*)
- Too remote from town centre to walk into, so future residents will use car. Isolated development without access to local communities and facilities (*Officer note: the site lies with an area designated as Strategic Development Location and is therefore sustainable. The site is served well by transport links and local facilities. Paragraphs 11, 15 and 82 refer.*)
- Outdated ecological assessment. No invertebrate targeted survey despite noting presence of stag beetles in bat survey. Loss of wildlife sanctuary (*Officer note: following the consultation feedback, a further ecological survey was carried out. WBC Ecology officer considered the updated information and raised no objection to the proposal, subject to appropriate ecological mitigation and enhancement measures. Paragraphs 70 to 72 and conditions 7, 12 to 15 and 18 refer.*)
- Contrary to local plan update. (*Officer note: the site is allocated for housing in the Local Plan Update.*)
- Outdated AIA and tree surveys (*Officer note: condition 17 refers.*)
- Most direct route between Keephatch Gardens and Montague Park will be through William Heelas Way. No new links that aren't already in place – A329 crossings already there. Should convert the land for walking and cycling instead (*Officer note: the proposal would upgrade an existing footpath running through Buckhurst Meadows SANG to provide all-weather surface and a wider link, thus enhancing diverse use and functionality of this connection, providing safe and attractive route for pedestrians, cyclists and users of mobility aids. Paragraph 84 and conditions 19, 20 and 30 refer.*)

- Insufficient parking (*Officer note: paragraph 93 refers.*)
- Lack of play area. Should build play areas instead, especially as there are no play areas near Bean Oak Drive. (*Officer note: paragraph 61 refers.*)
- Insufficient open space provision for landscape to mitigate impact on landscape (*Officer note: paragraph 61 refers.*)
- In proximity of houses to trees will result in overshadowed gardens and habitable rooms. Substandard garden lengths (*Officer note: subsequent to consultation exercise and as a result of officer negotiations, all gardens achieve minimum 11m in depth. Paragraph 47 refers.*)
- At least 6 double storey units will overlook Buckhurst Lodge (loss of privacy) (*Officer note: Buckhurst Lodge is sited approximately 25m from the nearest proposed dwelling, thus in excess of the recommended separation distance. Paragraph 51 refers.*)
- Cramped proposal, too many houses in scheme (*Officer note: paragraph 36 refers.*)
- The development would create an eyesore (*Officer note: following the officer negotiations, the applicant introduced changes to the design of the scheme. Paragraph 34 refers.*)
- Does not show how it will mitigate noise resulting from more traffic (*Officer note:*
- Will set precedent for future applications around St Anne's Manor (*Officer note: each proposal will be required to be considered on its own merits*)
- Houses are not in keeping with other 5 and 6 bed houses on St Anne's drive. Insufficient number of 2 bed homes as starter homes for workers. Houses will be either too big (and so unaffordable) or too small and therefore a waste of land and finite resources (*Officer note: the proposed housing mix is considered appropriate in this location and the proposed scheme has been revised to meet that Nationally Described Space Standards. Paragraphs 39 and 46 refer*)
- Same reasons apply as with rejected application (*Officer note: the scheme has been assessed in full, with consideration being given to the impacts would create and benefits it would provide. It is considered to deliver high quality development in accordance with the Council's overall spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should be refused as set out in the following report.*)

Other issues

- Misleading or illegal placement of bat sensors shown on bat survey map
- No public consultation held & failure to include Statement of Community Involvement expected for a major application

- Inaccuracies within DAS
- Impact of views from dwellings on London Road across paddocks and woodland
- Other non-material planning issues were raised.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
South East Area Plan saved policy	NRM6	Southeast Plan Policy NRM6 <i>Thames Basin Heaths Special Protection Area</i>
Adopted Core Strategy (2010)	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP10	Improvements to the Strategic Transport Network
	CP11	Proposals outside development limits (including countryside)
Managing Development Delivery Local Plan (2014)	CP17	Housing delivery
	CP21	South Wokingham Strategic Development Location
	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
CC09	Development and Flood Risk (from all sources)	
CC10	Sustainable Drainage	
TB05	Housing Mix	

	TB07	Internal Space standards
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
	TB25	Archaeology
Supplementary Planning Documents (SPD)		Borough Design Guide (2012)
		South Wokingham Strategic Development Location Supplementary Planning Document (2011)
		Infrastructure Delivery and Contributions Supplementary Planning Document (2011)
		Affordable Housing Supplementary Planning Document (2011)
		Sustainable Design and Construction Supplementary Planning Document (2010)
Other		DCLG – Nationally Described Space Standards
		Living Streets: a Highways Guide for Developers in Wokingham (2019)
		Wokingham SuDS Strategy (January 2017)

PLANNING ISSUES

Description of Development:

1. The application site relates to land known as Greenacres, located west of St Anne's Drive and south of A329 London Road, approximately 2m from Wokingham Town Centre and just to the south-west of A329 London Road junction with A329(M). The site is of triangular/funnel shape with its northern boundary extending approximately 160m in length and the site tapering towards southern boundary at approximately 40m in length. The site comprises grassland area used as paddocks to the north, which transitions into more developed area in the centre characterised by equestrian facilities and associated buildings, and exercise area to the south. The northern section of the site is dissected by an ordinary watercourse, which runs north-east from A329 London Road to Buckhurst Meadow SANG located to the east. The application site is enclosed to the west and north by mature trees and understorey shrubs which line these boundaries. The southern boundary is formed by woodland, which wraps around towards the eastern boundary. The latter is largely formed by residential development in its centre and mature trees further north, toward the site access. The site is located adjacent to the North and South Wokingham Strategic Development Locations (SDL). Keephatch Gardens is sited to the north of the application site, on the opposite site of

the A329 London Road, and forms part of the North Wokingham SDL; while Montague Park in the South Wokingham SDL, which this site relates more directly to, is located to the west. The western boundary of the site is formed with Buckhurst Meadows – Suitable Alternative Natural Greenspace (SANG).

2. Keephatch Gardens site comprises residential development of 300 dwellings, a BMX track and a public house, and takes form of a linear development running north – south-east parallel to A329(M). It also provides a SANG (Keephatch Meadows) located further north across A329(M). Montague Park site comprises residential development of 636 dwellings, neighbourhood centre including shops and community centre, play areas and primary school. It is separated from the application site by Buckhurst Meadows SANG. Both developments area nearing completion. To the east of the site there is a cluster of two detached dwellings (Greenacres and Edgewood) adjacent to the application site. To the east of the northern section of the site and just south of the A329 London Road, there is another dwelling (Buckhurst Lodge) sited opposite the proposed site access junction. Further east, towards the A329M there is an office building at Buckhurst Court and St Anne’s Manor Hilton Hotel. Fig.1 below shows the relationship between the application site, North and South Wokingham Strategic Development Locations and administrative boundary of Bracknell Forest.

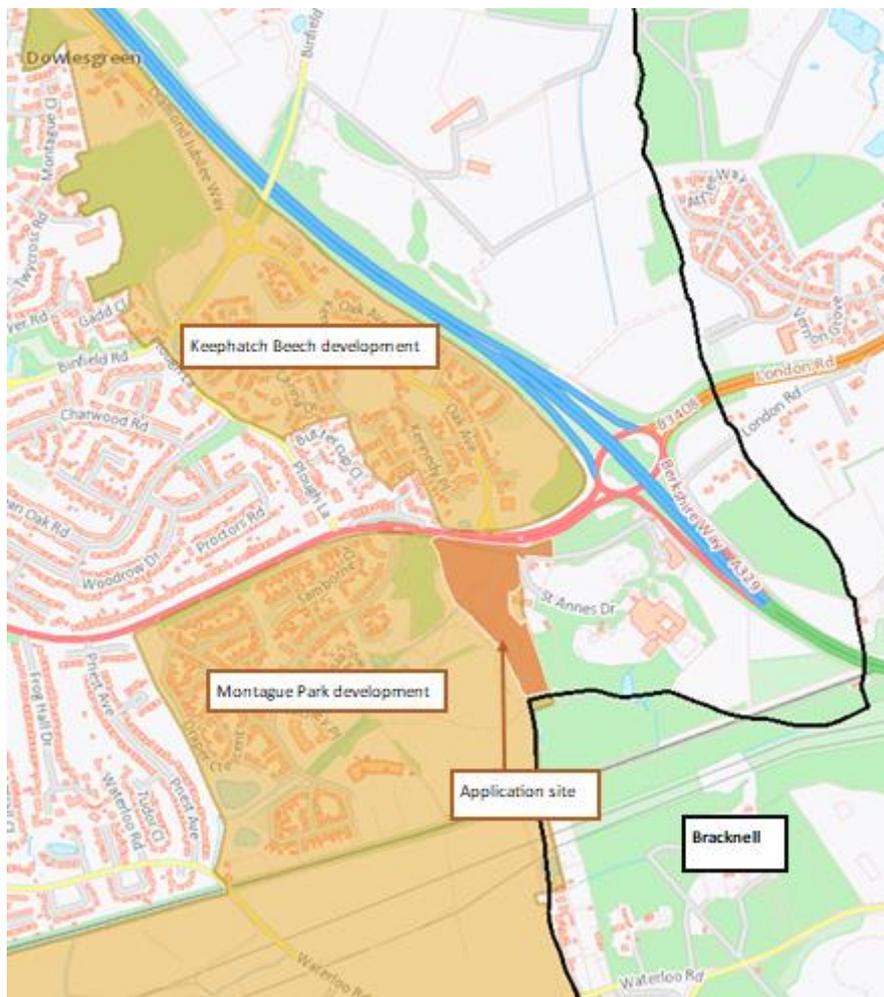


Fig. 1: Location of application site in relation to SDLs and Bracknell Forest Council area

Principle of Development:

3. The National Planning Policy Framework establishes an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD LP) Policy CC01 *Presumption in Favour of Sustainable Development* states that planning applications that accord with the Policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.
4. The Wokingham Borough Core Strategy establishes the spatial vision for the Borough for the period 2006-2026, including a requirement to provide at least 13,487 new dwellings, with associated infrastructure (Core Strategy Policy CP17 *Housing Delivery*). Most of this new residential development is to be provided in four Strategic Development Locations (SDLs), of which South Wokingham is one. Core Strategy Policy CP21 *South Wokingham SDL* anticipates a comprehensively planned, phased urban extension of around 2,500 dwellings and associated infrastructure on 85 hectares of land within the South Wokingham SDL.
5. The approach of a comprehensively planned, phased urban extension is consistent with Core Strategy Policy CP9 *Scale and Location of Development Proposals* which identifies Wokingham as a Major Development Location – one which offers a good range of facilities and services, accessible by a choice of modes and capable of accommodating major development. This approach is also consistent with paragraph 73 of the NPPF which advises that

‘The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities’.
6. The Core Strategy requirements are amplified by the South Wokingham SDL Supplementary Planning Document (the South Wokingham SDL SPD) and the Infrastructure Delivery and Contributions Supplementary Planning Document (the Infrastructure SPD). In line with these SPDs, MDD LP Policy CC02 *Development Limits* establishes the extent of the settlement of Wokingham, including the built-up area of the SDL. The land within the SDL boundary but outside development limits remains designated Countryside (Core Strategy Policy CP11 *Proposals outside development limits (including countryside)*); South Wokingham SDL SPD allocates some of those areas as potential green open space locations or Suitable Alternative Natural Greenspace (SANG).
7. The application site currently lies within designated Countryside. Core Strategy Policy CP11 *Proposals outside development limits (including countryside)* states that proposals outside of development limits, including within Countryside, will not be permitted unless one of the exceptions applies. Whilst the proposal does not fulfil requirements for any of these exceptions to apply, it is relevant to consider the underlying policy objectives. The aim of this Policy is to deliver sustainable major

development in a way which protects the separate identity of settlements and maintains the quality of the environment. The application site is situated in the north-eastern part of the South Wokingham SDL and is adjacent to new developments at Montague Park and Keephatch Gardens. The site functionally relates to, and could successfully link and integrate with, the delivered and planned major development. It would not only be able to utilise the existing and planned infrastructure, but would also contribute to its provision and enhancement (paragraph 119 refers). The site is well contained with clearly defined boundaries formed by A329 London Road to the north, Buckhurst Meadows SANG to the west (which will remain in perpetuity), St Anne's Drive, existing residential buildings and woodland to the east; and future St Anne's SANG (application reference 190900) to the south, which sits within the administrative boundary of Bracknell Forest Council.

8. The area between Binfield/Bracknell and Wokingham is also identified as a 'strategic gap' in Policy LP19 of the Pre-Submission Bracknell Forest Local Plan (March 2021), which ensures development proposals do not lead to the coalescence of settlements. Notwithstanding, paragraph 10.68 of Bracknell Forest's Local Plan acknowledges that this does not necessarily prevent all development, provided development proposals can demonstrate that the landscape character has not been compromised.
9. Bracknell Forest Local Plan Policy LP 38 also states that:

“Within strategic gaps and wedges defined on the Policies Map, development will be supported where it can be demonstrated that it would not adversely affect the function of the gap or wedge, and not unacceptably reduce the physical and visual separation of settlements (or distinct parts of a settlement) either within or adjoin the borough.”
10. The southern edge of the development proposal adjoins the administrative boundary of Bracknell Forest. Notwithstanding, the site is relatively well self-contained due to the existing development to the west and being visually contained by an area of ancient woodland and St Anne's SANG (and to some extent the main railway line) to the south maintaining visual and physical separation from the settlements of Wokingham and Bracknell. Further, the retention of a natural buffer from the new residential development and the area of ancient woodland, as set out in the proposed Landscape Design Strategy would also help to ensure physical and visual separation. Therefore it is considered that the development proposal would not lead to the physical or perceived coalescence of the settlements of Binfield/Bracknell and Wokingham.
11. Core Strategy Policy CP21 sets out a clear policy statement that, as part of the new development in the South Wokingham SDL, measures need to be taken to maintain separation from Binfield/Bracknell. Whilst the site is located within the extent of South Wokingham SDL, it is currently not allocated for residential development. The preferred spatial framework contained within the South Wokingham SDL SPD (Figure 3.1) identifies the application site as a potential green open space location. However, this is an indicative plan and it was intended to provide for flexibility to agree the exact development areas in the future. This situation is recently evidenced through the planning application approvals to the south of the railway line within South Wokingham,

for example application for Phase 2a (reference 190914). Therefore, the South Wokingham SDL SPD should not be interpreted to “entrench” this application site designation as non-residential.

12. This is further supported in MDD LP Policies: recognising that master planning of the SDL was yet to take place at the time Core Strategy, MDD LP and South Wokingham SDL SPD were adopted, MDD LP Policies CC02 and SAL05 allow flexibility for alternative layouts, where they are accompanied by a deliverable SDL-wide masterplan and Infrastructure Delivery Plan (IDP). The SDL-wide masterplan and IDP are currently being finalised and the applicant agreed to pay their fair share of contributions required to secure the delivery of South Wokingham SDL infrastructure (paragraph 119 refers).
13. It needs to be noted that the current proposal is a re-submission of a previously refused scheme (application 182882), which proposed approximately 40% more units when compared with the current proposal. Whilst the previous scheme was considered to be contrary to the intention of Core Strategy Policy CP11: *Proposals outside development limits (including countryside)*, it was refused for reasons relating to design matters and not the principle of development within this location. It should also be noted that the NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported. As is highlighted in the report, the location of the development is considered to be sustainable, being well served by public transport and would allow easy and safe access to facilities within walking distances. Importantly the location is no worse than the Keephatch Gardens development located to the north of London Road.

Emerging development plan

14. The Local Plan Update is at a relatively early stage of preparation. Public consultation on the Draft Local Plan was conducted between 3 February and 3 April 2020. The Draft Local Plan sets out the proposed spatial strategy for development within the borough to 2036, including proposed site allocations and draft development management policies.
15. The site of ‘Land at St Annes Drive’ was a new site promoted for development (up to 81 dwellings) in response to the Draft Local Plan consultation. Since the Draft Plan was agreed for consultation, there have been a number of changes in circumstances. In light of the circumstances regarding the deliverability of Grazeley Garden Town, further work is ongoing to consider alternative options for managing growth in the borough. The current Draft Plan proposes this site be allocated for residential development and the site was agreed to be included by the Council’s Executive in November. Whilst the future programme for the Local Plan Update is yet to be confirmed, a further consultation is currently taking place (November 2021). At the time of writing, the Draft Plan has limited weight in the decision-making process.

Housing land supply

16. The NPPF (paragraph 73) requires Local Planning Authorities to maintain a supply of specific, deliverable sites sufficient to provide a minimum of five years' worth of housing. The Council's latest published Five-Year Housing Land Supply Statement demonstrates that as of 31 March 2020, the Council was able to demonstrate in excess of five years supply of deliverable housing. This has been challenged and found robust through multiple planning appeals. Planning policies are therefore considered up-to-date for the purpose of decision-making, and the titled balance under paragraph 11 of the NPPF is not engaged.

Character of the Area:

17. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* set out the requirement for the development to achieve high quality of design that respects its context and maintains or enhances the quality of the environment. This includes the way development integrates with its surroundings and the use of appropriate landscaping.
18. MDD LP Policy TB21 *Landscape Character*, amplified by the Borough Design Guide SPD and South Wokingham SDL SPD require proposals to demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment and respond positively to the local landscape context, retaining or enhancing features that contribute to the landscape including topography, natural features – hedgerows, trees, watercourses etc. - heritage assets, settlement patterns and the network of routes. MDD LP Policy CC03 *Green Infrastructure, Trees and Landscaping* requires that new development should protect and enhance green infrastructure networks, promoting connectivity between different parts of the network and integrating with adjacent open space.
19. The Council's Landscape Character Assessment identifies the area to the South of Wokingham as N1 *Holme Green Pastoral Sandy Lowland*. It is a gently undulating, agricultural landscape, peaceful and sparsely settled, strongly influenced by the Emm Brook and its tributaries. It is a landscape of moderate quality and condition, and the strategy is to enhance the existing character.
20. The application site comprises grassland area used as paddocks to the north, the centre of the site is characterised by equestrian buildings and facilities, whilst the southern section of the site accommodates an exercise area. Immediately to the west, the site adjoins Buckhurst Meadows SANG from which it is separate by a line of mature hedgerow which extends along the entire western boundary of the site. The northern boundary of the site is formed by shrubs and trees, some of which are protected, and A329 London Road. Views into the site are currently possible from A329 London Road with a small cluster of dwellings and stable buildings being visible. However, these are seen in the context of open land surrounding them. It is recognised that the proposal would lead to a loss of an open field which, when viewed in the context of the adjoining

SANG, presents itself as an extension to it, as identified in the Officer Report to the previously refused application. To the north A329 is abutted by North Wokingham SDL development of Keephatch Gardens (nearly complete) and future Coppid Beech Park & Ride (currently under construction), which fill in the gap between the edge of Wokingham Town and A329(M). The Officer Report to the previous application considered that the refused proposal would result in a loss of an open field and thus impacting on the perception of leaving Wokingham. However, it is considered that the Keephatch Gardens development, which is now largely complete, influences this perception and extends further the urban character of this area. In terms of physical distance between settlements, the dwellings on the southern end of Oak Avenue (part of Keephatch Gardens development) lie approximately 390m from the dwellings along London Road in Bracknell, near Merrydale Day Nursery, with Park & Ride facility (under construction) and A329(M) between. The distance between the proposed dwellings which would be closest to existing dwellings in Bracknell (i.e. near Merrydale Day Nursery) would be approximately 390m as well, with Greenacres, Edgewood and Buckhurst Lodge dwellings, Buckhurst Court offices, St. Anne's Manor Hotel and A329(M) in between. Therefore, the separation distance and character of the intervening land would provide equivalent if not better separation than has already been achieved on the opposite side of A329(M) London Road. This is considered appropriate to maintain the settlement separation in this instance.

21. It should also be noted that Keephatch Gardens development was delivered on a site which had not been allocated for residential development in the Core Strategy. The Keephatch Gardens area was indicated as a potential green open space location in the Preferred Spatial Framework Plan within the North Wokingham SDL SPD. Together with the Preferred Spatial Framework Plan contained within South Wokingham SDL SPD, the masterplan envisaged a linear corridor of open green space. A part of this corridor has been approved for residential development of Keephatch Gardens (on the opposite site of A329 London Road), which successfully achieved mitigation of its impact on the landscape character of the area through reinforcing landscape buffer north of A329 London Road and additional tree planting in that area. Whilst it is accepted that the proposal would lead to a loss of open fields and introduce residential development in this area, it would also retain the majority of the vegetation along A329 London Road and would provide a buffer in the northern section through the provision of green open space, thereby reflecting and continuing the Keephatch Gardens approach on the opposite site of A329 London Road. The landscape character of this area, including the designation of A329 London Road as a Green Route) would be improved by additional tree planting proposed within the northern open space location and along A329 London Road, details of which would be secured via planning condition. The additional tree planting will also need to take into account mitigation required in respect of approximately 20 protected trees, which are proposed to be removed in the north-east corner of the application site to create site access. The total number of trees proposed to be removed, as set out in the Arboricultural Impact Assessment, would be 32, however three of those are already dead or damaged, and seven trees would require removal in any event for reasons of

sound arboriculture management, and majority of the trees which are proposed to be removed are of low quality and value and are not considered to contribute to the overall landscape character of the area. The proposal has been considered by the Council's Trees and Landscape Officer. While it is recognised that the removal of the TPO trees at the site entrance is regrettable and will have a detrimental impact on the character and amenity of the Green Route in this area, this will be limited to a small, localised area and will be partially mitigated by additional tree planting within the site as shown on the Landscape Masterplan Strategy, details of which would be secured by condition 14.

22. The layout of the proposal, in particular the northern section of the site, has been significantly amended to achieve a better relationship with A329 and residential development to the north, in the context of which the proposal also needs to be seen and considered. The revised scheme introduces more substantial open space area to its frontage to enable further mitigation and to ensure it better integrates with the surrounding landscape.
23. Whilst residential development in this location differs from what was anticipated in the South Wokingham SDL SPD Preferred Spatial Framework, it is not considered that the proposal would undermine the separation between the settlements of Wokingham and Bracknell.

Layout and Design

Layout

24. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* require high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03 *Green Infrastructure, Trees and Landscaping* and TB21 *Landscape Character* and South Wokingham SDL SPD which require development proposals to protect and enhance the Borough's Green Infrastructure (including designated Green Routes such as London Road), retaining existing trees, hedges and other landscape features and incorporating high quality – ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment. The Government has also recently released a National Design Guide: *Planning practice guidance for beautiful, enduring and successful places in October 2019*.
25. The proposed layout of the scheme has been guided predominantly by the existing landscape features, such as mature vegetation along the boundaries, the extent and location of existing protected trees and a ditch running across the site, as well as proximity to A329 London Road and Buckhurst Meadows SANG.
26. Following officer comments made on the originally submitted layout, the proposed layout has been amended to address them. The changes mainly relate to the northern section of the section of the site which includes one apartment block, which has been amended to achieve a well-defined frontage with high quality of design and

contemporary character. The positioning and orientation of the apartment block would provide good level of surveillance of public open space to the north, which includes a play area. The Layout of this area as amended would deliver improved legibility through development and enhance site's connectivity with pedestrian and cycle links across SDLs and towards town centre. The number of units has been reduced to provide higher quality amenity space for future occupiers and reduce pressure on the boundary trees and hedgerows. The parking layout has been revised across the site to ensure more convenient and better integrated parking locations. The amended layout is considered to be much improved over the original proposal as it would provide a multi-functional corridor of open space linking to Buckhurst Meadows SANG.

27. The Design and Access Statement establishes the hierarchy of streets and principles for their design, which broadly reflect the design principles contained within South Wokingham SDL SPD. The "secondary streets", which give access to and through the neighbourhood, would provide emphasis on pedestrian and cycle movement through a provision of a minimum of 2m wide footway; they would also offer parking in designated bays and tree planting along the carriageway. In addition to some areas being designed as private driveways, a good proportion "tertiary streets" is ensured throughout the development. These would comprise shared surfaces which give equal priority to slow moving vehicles, cycles and pedestrians, and would include less formal landscaping as identified within Landscape Masterplan Strategy. The submission of a detailed landscaping scheme would be secured by a condition 14.
28. Dwellings are shown to be oriented so that they would address and provide frontages to the streets, generally facing out towards the boundaries of the site, which is considered appropriate, particularly where there are existing hedgerows/tree buffer around its perimeter. Providing a suitable buffer between the built form and the boundaries allows space for the provision of an attractive soft edge to the development which is considered appropriate in this location.
29. The proposed layout is also considered to link well with the wider SDLs. The layout provides for a number of connected streets and paths running through and around the site. Presently, the application site is privately owned land and there are currently no public footpaths through the site. The proposal would create new links with footpaths running through Buckhurst Meadows SANG, which would enhance connectivity and permeability opportunities within South Wokingham SDL and with other neighbourhoods, including North Wokingham SDL.
30. Whilst the site is not currently allocated for housing provision, the proposals are nonetheless considered to be compatible with and complimentary to the SDL, and would integrate successfully with the overall South Wokingham SDL vision and masterplan. The proposals are therefore not considered to undermine the strategic objectives of the SDL, nor impact upon the wider area, but rather would serve to be compatible with them and offer benefits to the wider community.

Scale

31. The proposal would almost exclusively comprise dwellings of two storeys in height (with associated single storey garages or car ports) and one apartment block combining two- and three-storey sections. The apartment block would be located in the north-east corner of the site with a generous set-back from A329 London Road and it would sit parallel to it. The land is also lower than London Road to the north. The apartments block in this location would perform an important role in terms of developing the right scale and sense of enclosure, providing a landmark structure as well as act as a highlighting the relative importance of this area in terms of its communal function. The apartment block has been reduced in scale and redesigned to address officer concerns in regard to its appearance in this important location. It is considered that the current, revised proposal relates well to the surrounding area, including Montague Park and Keephatch Gardens developments.

Design and Appearance

32. A limited variety of housing typologies is proposed, which include one apartment block and detached, semi-detached and terraced properties.
33. The northern section of the site would read as a gateway with a balanced provision of open space to the north and along the ditch and attractive, more contemporary approach to the architectural styles. Elevations of larger built forms would show symmetry and vertical repetition; the use of elongated windows or bays and integrated balconies would add visual interest. The approach in respect of the southern area is to comprise simple architecture and traditional detailing, which incorporates forms and detailing consistent with the local vernacular. The proposal would see a quieter transition further south with more detached dwellings, informal layout and generally more intimate feel, commensurate with the proximity to ancient woodland beyond southern boundary of the site. Visual interest would be provided to the elevations through brick detailing around windows, and hanging tiles in the gable elevations of some dwellings. Chimneys and bay windows would add further interest to the proposed dwellings. It is considered the overall approach to the design and external finishes would be compatible and complementary with the character and appearance of the surrounding area and would provide a successful and well-designed and scheme. Samples of the proposed materials would be required to be submitted for approval through condition 11.
34. Notwithstanding the limited variety of house typologies, the range of house types would ensure that there is diversity in the built form and a range of housing for future occupants. The diversity in terms of the style of the dwellings is achieved through the detailing such as heights, materials/design and roof form. This will help to provide a clear and legible neighbourhood. Overall the proposed design, scale and appearance is considered to represent high quality development and will integrate and be compatible with the character of the surrounding area.

Housing Density, Mix and Tenure

Density

35. Core Strategy policy CP5 *Housing mix, density and affordability* requires a mix and balance of densities, dwelling types, tenures and sizes. Core Strategy (Appendix 7) and South Wokingham SDL SPD anticipate an average density of 30–35 dwellings per hectare (dph) within the South Wokingham SDL but with significant variation across different character areas: a relatively low density of 25-30 dph on the “rural interface”, in particular on the southern edge of the development; 30-40 dph in “general residential” areas; and 40-45 dph in “urban residential” areas, such as around the neighbourhood centres and along the SWDR.
36. The application would achieve density of 16 dph, which is significantly lower than the lowest (“rural interface”) density anticipated by the South Wokingham SDL SPD. However, the site is constrained being long and narrow with mature trees and hedgerows located on the boundaries. In this instance the layout of the site is considered to be more important than density and officers have negotiated a scheme which is appropriate for the location and site. A higher density and more flats in this location would not be considered appropriate or acceptable.

Housing Mix

37. Core Strategy Policy CP5 *Housing mix, density and affordability* and MDD LP Policy TB05 *Housing Mix*, reinforced by South Wokingham SDL SPD seek to provide a mix and balance of dwelling types and sizes, with a predominance of houses with private gardens, having regard to both the underlying character of the area and the current and projected needs of households.
38. The most up-to-date information on market housing mix, which formed part of Council’s evidence base for the emerging Local Plan Update, is in the Local Housing Needs Assessment (2020). Its recommendations and the proposed housing mix are presented in the Table 1 below:

	1 Bed	2 Bed	3 Bed	4+ Bed
All dwellings LHNA (%)	10%	10%	45%	35%
Proposed (quantum)	6	9	19	20
Proposed (%)	11%	17%	35%	37%

Table 1: Housing mix provision in comparison with market assessment

39. The majority of the proposed dwellings would have three or four bedrooms, which is in keeping with the “rural interface” character of areas located on the edge of settlement, where lower density of residential development is expected. The slightly greater than recommended number of 2 bedroom properties reflects the requirement for the affordable housing provision (paragraph 42 refers). It is considered that the proposed mix offers a good balance in this location.

Affordable Housing

40. Core Strategy policy CP5 *Housing mix, density and affordability*, South Wokingham SDL SPD and the Infrastructure and Contributions SPD, requires residential development to provide a mix of tenures, including a proportion of affordable housing. The proportion depends on the size of the development, location and whether the land was previously developed: for developments of five or more dwellings (net) or on sites of 0.16 hectares or larger within SDLs the requirement is for 35% affordable homes.
41. The proposal is required to provide 35% of affordable homes. The scheme proposed that 19 out of 54 dwellings proposed are affordable, which equates to just over 35%. This meets policy requirements.
42. MDD LP Policy TB05 *Housing Mix* requires an appropriate mix of affordable dwelling types and sizes, assessed on a site-by-site basis and reflecting the Council's Housing Strategy and Affordable Housing SPD. The MDD LP and Affordable Housing SPD suggest a guide mix, to be considered in conjunction with the latest information from the Housing Register. The guide mix and proposed mix are set out in Table 2 below:

	1 Bed	2 Bed flat	2 Bed house	3 Bed	4+ Bed
Guide mix (%)	20%	15%	30%	20%	15%
Proposed (quantum)	6	3	6	4	0
Proposed (%)	31%	16%	31%	21%	0%

Table 2: Affordable Housing mix provision in comparison with local need assessment

43. The scheme proposes a mix of affordable housing in line with Affordable Housing SPD with the exception of 2-bedroom flat being over- and 2-bedroom houses being below the recommended proportion. Each of the proposed flats would benefit from good-size balconies, therefore, the lack of access to amenity space, which may be one of the factors why flats are perceived as less attractive, would be mitigated. Combined with the layout of the site which was amended to ensure that the apartment block overlooks (and offers direct access to) public open space to the north, it is considered that the variation from the guide is acceptable. It should also be noted that the development is located adjacent to a large area of open space on the adjacent SANG and close to schools and local facilities at Montague Park.
44. The Affordable Housing SPD also provides guidance on the tenure of on-site affordable housing to be assessed on a site-by-site basis, but generally recommends that 70% of the affordable housing is social rented and 30% is shared ownership. The scheme would meet this recommendation with 30% of the affordable housing being offered for shared ownership and 70% being offered as social rent. The above details would be secured through a S106 agreement. The Council's Housing Team have considered the proposal and advised they are supportive of it.

Residential Amenity

45. MDD LP Policy TB07 *Internal space standards* and Borough Design Guide SPD establish that the size and layout of new homes should be suitable to serve the amenity requirements of future occupiers, although the standards set out in them have now been superseded by the DCLG Technical housing standards – nationally described space standard (March 2015).
46. The scheme has been revised to ensure that these standards are met, which is demonstrated in the NDSS document submitted with this application. All proposed dwellings would achieve higher standards than those prescribed by NDSS in relation to gross internal area, built in storage and bedroom floor area.
47. Borough Design Guide SPD establishes that that dwellings should have access to some form of amenity space, preferably in the form of a private or communal garden. It also recognises that flats often will have limited access to gardens, therefore other forms of private outdoor space should be provided to residents of flats, such as balconies – these should be positioned and designed to provide some degree of privacy and benefit from sunlight where possible. Where private gardens are proposed, they should be useable and be broadly rectangular, receive sunlight of some of the day, be capable of accommodating a range of activities and have secure access for cycle storage. Borough Design Guide SPD recommends that gardens are 11m deep. The proposal meets the above requirements with all gardens achieving or exceeding the 11m depth.
48. The proposal has been revised to respond to the greater need to have good access to quality outdoor space that transpired during pandemic. Each of the proposed flats would have at least one large balcony to accommodate a table and chairs, which will offer private amenity space to residents; units located at ground level have a designated area of defensible space to protect the occupiers' amenities. Balconies are now provided in an integrated form (rather than as bolt-on structures), which offers better degree of privacy. Whilst some balconies are orientated northwards, this is dictated by the site layout and the need for the open space to be subject to good surveyance levels and for LLAP to be overlooked. This also means that apartment blocks offer direct access onto the public open space area, thus further increasing the access of residents of flats to high quality outdoor space provision.
49. Condition 36 is recommended which removes permitted development rights of the properties. This is to ensure that any future proposals to extend the properties, including into the garden spaces, can be assessed through the submission of a planning application. This will help to restrict unacceptable encroachment into these important garden spaces which might otherwise benefit from permitted development rights.

Neighbouring Amenity

50. In addition to the overarching requirement for good design, Core Strategy Policy CP3 *General Principles for Development* establishes that development should not harm the amenity of adjacent sites. The Borough Design Guide SPD establishes that buildings should be designed to provide reasonable levels of privacy in habitable rooms and appropriate levels of daylight and sunlight to new and existing properties. It also recommends acceptable separation distances to achieve appropriate levels of privacy, avoid unacceptable loss of light or overshadowing and overbearing impacts. These are 10m front-to-front across the street, 22m back-to-back and 12m back-to-flank. Where higher buildings are proposed, the recommended separation distances are also recommended to be greater: up to 26 metres back-to-back and 15 metres back-to-flank is desirable between houses with three or more storeys.
51. The proposal in its current, revised form meets the recommended separation distances with regard to the relationship between the proposed dwellings. The dwelling proposed on plot 07 has its flank elevation located approximately 10m away from the front/flank corner of the existing property "Greenacres". Whilst there is no specific recommended separation distance for this scenario, the only first floor window in the flank elevation of the proposed dwelling would serve a stairwell; there would be no first floor windows to habitable rooms proposed. Therefore, it is considered that the proposal would not result in unacceptable impacts on neighbouring amenity of future or existing occupiers of the area.

Heritage

52. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty to have special regard to the desirability of preserving listed buildings or their setting. Consistent with this, Core Strategy Policy CP3 *General Principles for Development* and MDD LP Policy TB24 *Designated Heritage Assets* establish that development should not have a detrimental impact on important heritage features or their setting and should conserve and, where possible, enhance their important character and special architectural or historic interest.
53. The nearby Heritage Assets include St. Anne's Manor Hilton Hotel (formerly Buckhurst House) which was built in the second half of the 19th century on the site of an earlier large farmhouse and farm buildings known as Buckhurst. Buckhurst House is located about 150m east of the site and is characterised by brick elevations with stone dressings, pitched roofs with decorative ridge tiles, mullion and transom windows with drip moulds, stringcourse, prominent chimney stacks with clustered shafts and compressed arch over the main entrance.
54. It is considered that the proposal would not have significant adverse impact on the nearby heritage assets or their setting due the site being well screened and the distance from these.

Archaeology

55. Core Strategy Policy CP3 *General Principles for Development* establishes that development should not have a detrimental impact upon heritage assets. This is amplified by MDD LP Policy TB25 *Archaeology* which requires developments in areas of high archaeological potential to provide an assessment of the impact of the development upon archaeological remains and to secure preservation in situ or - where this is not practical - excavation, recording and archiving of remains.
56. The applicant has provided an archaeological desk-based assessment (TVAS, 2018) with previously refused application (182882), which notes prehistoric flintwork, Roman pottery, and medieval and post-medieval evidence from the near vicinity of the development site. Evaluations for the South Wokingham Distributor Road, at Buckhurst Farm, at Keephatch Gardens, and at Amen Corner, all within 750 m of the proposed development site, have shown the presence of archaeological remains of numerous periods. As a result, we would assess the potential for finding archaeological remains at the site to be relatively high.
57. The site itself, as is noted in the archaeological desk-based assessment, is previously undeveloped, and so any archaeological remains present are likely to be well-preserved. The proposed development will cause a number of harmful impacts to any remains: the development will impact a relatively large area (the site boundary includes c. 3 ha), with the stripping of top- and subsoils, the digging of foundations and service trenches, and landscaping and attenuation pond digging all likely to destroy or truncate archaeological horizons underlying the site.
58. In view of the archaeological potential of the site and the scale and likely impacts of the works, the proposal is therefore considered to have an archaeological implication. Therefore, further archaeological works would be required to ensure that archaeological impacts can be appropriately mitigated and are secured through condition 3.

Public Open Space

59. Core Strategy Policy CP3 *General Principles for Development* establishes an overall requirement for 4.65 ha/1,000 population of open space (POS) within new development. This is amplified by MDD LP Policy TB08 *Open Space, sport and recreational facilities standards for residential development* which sets out the requirements for different types of open space. The CIL Regulation 123 List anticipated delivery of amenity open space and play areas within the SDLs together with land for other types of green infrastructure.
60. In line with the comprehensive master planning approach required by the Core Strategy and SPDs, the open space requirements for this site have been considered together with what has already been delivered in Montague Park.
61. Consistent with the requirements of Core Strategy (Appendix 7) and South Wokingham SDL SPD, much of the open space provision is to be provided in a multi-functional corridor in the northern section of the site, near the course of the small ditch which

forms an Emm Brook tributary, providing for recreation as well as flood water attenuation and biodiversity. The multi-functional open space corridor would extend along the A329 London Road, providing additional buffer between residential development and carriageway) and into Buckhurst Meadow SANG. It would comprise SUDS basin which would be designed in a way that is sympathetic to the space that is used by public. The corridor would also comprise a Local Landscape Area of Play (LLAP) integrated within the wider amenity space area. There would be further amenity space area to the south of the application site which would have a dual function of providing buffer to the woodland adjoining the site to the south. The proposed Natural/Semi-Natural Greenspace typology would be provided within the area of Keephatch Meadows SANG (paragraph 66 refers).

62. The scheme does not propose allotments on-site. Provision of land for allotments would normally be a requirement for development in the SDL and the Council would lay these out. However, in this instance, given the constraints of the site, an off-site contribution is considered more appropriate. This would be secured through a S106 agreement. Moreover, the proximity of allotments within Montague Park (within 700m radius) means that residents could use these plots if available. This approach has been accepted elsewhere and is therefore acceptable in principle and supported by the Council's Green Infrastructure officer as it would help ensure that a more attractive allotment provision is secured as part of a larger allotment site. Smaller areas of allotments are not considered to be the most appropriate provision.
63. The proposal is required to provide overall just over 0.3 hectare of public open space on site in a form of various typologies, to include parks and gardens, amenity greenspace and area of play. Landscape Open Space Strategy shows that the proposal would meet Open Space policy requirements. The detailed landscape design, which would include details of equipment for the proposed play area and which would reflect principles of open space strategy, would be secured through the requirements of condition 14 and S106 agreement. It is proposed the open space would be transferred to a management company.
64. MDD LP Policy TB08 *Open Space, sport and recreational facilities standards for residential development* requires a provision of 1.66 hectare of outdoor sport facilities per 1,000 population. The Council acquired land adjoining South Wokingham SDL at Gray's Farm with the intention of delivering a sport hub to provide outdoor sports capacity for the SDLs. As such the principle of off-site outdoor sport facilities provision is accepted. This would be secured through a S106 agreement.

Thames Basin Heaths Special Protection Area (TBH SPA)

65. The Thames Basin Heaths Special Protection Area was designated under European Directive due to its importance for heathland bird species. Southeast Plan Policy NRM6 *Thames Basin Heaths Special Protection Area* and Core Strategy Policy CP8 *Thames Basin Heaths Special Protection Area* establish that – alone or in combination - new residential development within a 7km zone of influence is likely to contribute to

a significant impact upon the integrity of the Special Protection Area and is, therefore, required to provide avoidance and mitigation measures in the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Monitoring and Management (SAMM).

66. The application site lies approximately 3.5km from the boundary of TBH SPA. This development does not propose any SANG on-site given the size of the site and its constrained nature. Instead, it is proposed to use the spare capacity off-site, within the existing SANGs. The applicant proposes to consume capacity for 42 dwellings available within the existing Keephatch Meadows SANG, which has been created to serve SDL development and where capacity remains for 42 dwellings. In order to do so, the applicant would pay a contribution to secure improvement works to Keephatch Meadows SANG to ensure that the SANG is operational to its full capacity. The SPA measures required in respect of the remaining 12 dwellings (out of 54 dwellings proposed by the scheme) would be provided through a contribution paid to Bracknell Forest Council in respect of capacity available at Piglittle Field SANG or an alternative SANG capable of serving the 12 dwellings. The payment of contribution towards Keephatch Meadows SANG and SAMM contributions would be secured through a S106 agreement. Payment of SANG contributions towards Bracknell SANG would be required to be made upon completion of the S106 agreement. This approach is considered acceptable in principle by Wokingham, Bracknell and Natural England.
67. Although Natural England has not yet finalised its response to the scheme, further information it requested (agreements from Wokingham Council and Bracknell Forest Council, along with details of SAMM payments) has been obtained and forwarded to them. Notwithstanding, the proposed approach to TBH SPA avoidance and mitigation measures has been agreed by Natural England in principle.

Ecology

68. Core Strategy Policies CP3 *General Principles for Development* and CP7 *Biodiversity* establish that proposals should not have a detrimental impact on ecological features. Species and habitats of conservation value should be protected and the ability of a site to support fauna and flora, including protected species, should be maintained and enhanced. Where the need for development outweighs the need to safeguard nature conservation importance and there are no less harmful alternatives available harm should be mitigated or compensated for. In addition, MDD LP Policy TB23 *Biodiversity and Development* requires proposals to enhance and incorporate new biodiversity features, provide appropriate buffer zones between development and designated sites as well as habitats and species of principle importance for nature conservation and ensure ecological permeability. These principles are reiterated in Core Strategy (Appendix 7) and South Wokingham SDL SPD.

Ancient Woodland, Ecological Permeability and Enhancements

69. The application site lies nearby an area of ancient woodland (Big Wood) which is located to the south of the site. The buffer between the development and the woodland is considered sufficient and measures proposed to avoid creation of new desire lines through woodland are considered suitable. These, along with details of ecological permeability in boundary treatment, would be secured through conditions 15 and 12 respectively. The Ecological Assessment Update (July 2021) makes recommendations for species-specific enhancements. A detailed strategy for species biodiversity enhancements, reflecting provision contained in this document, would be secured by condition 18.

Great Crested Newts

70. There is also a pond located in close proximity to the application site and further information was requested from the applicant in relation to presence of Great Crested Newts. It has been confirmed that the pond was dry during all visits to survey it, therefore it is reasonable to conclude that it is unlikely to be harbouring a population of this protected species.

Bats and Reptiles

71. The Update Ecological Assessment (October 2020) was submitted which concluded that the buildings to be demolished were unlikely to contain bat roost. Further information was requested in relation to the potential of trees and hedgerow to be used by bats for roosting. This identified a few of trees as having low bat roost potential. Therefore, mitigation measures for bats during construction will need to be ensured. Details of these, along with reptile mitigation strategy during the period of construction, would be secured by condition 7. In order to balance the sometimes conflicting aims of providing a safe environment for occupants and minimising the impact on wildlife, especially bats, condition 13 requires approval of an overarching lighting strategy.

Biodiversity Net Gain (BNG)

72. The application is supported by a Biodiversity Net Gain Assessment V1 (Ethos Environmental Planning, July 2021), calculated using DEFRA's Biodiversity Metric 2.0 calculation. This provides an assessment of the net change in the biodiversity value of the site as a consequence of the proposals, taking into consideration habitat type, area, distinctiveness and condition, ecological connectivity and strategic significance. It is an iterative process and the calculation would need to be refined based on the detailed landscaping. The calculations included in the assessment, which has been considered by WBC Ecology Officer, indicate that the required 10% BNG is achievable on-site. Recognising that these calculations will need to be updated during the detailed landscape design stage, the reappraisal of BNG based on detailed landscaping would be required under condition 15 and an off-site provision secured through S106 agreement as a contingency in the event of a shortfall. It should be noted that the

Council's Ecology officer has not raised objection to the scheme subject to appropriate mitigation measures being included in the scheme.

Access and Movement:

73. Core Strategy Policies CP1 *Sustainable Development* and CP6 *Managing Travel Demand* require consideration of the travel impacts of development, emphasising the importance of reducing the need to travel, particularly by private car. Supported by Core Strategy Policy CP10 *Improvements to the Strategic Transport Network* and MDD LP Policy CC08 *Safeguarding alignments of the Strategic Transport Network & Road Infrastructure* they require development to make provision for a choice of sustainable forms of transport including improvements to existing transport infrastructure including road, rail, public transport and facilities for pedestrians and cyclists, including those with reduced mobility. The South Wokingham SPD, Section 4, part 5 in particular, provides more detailed guidance on the Access and Movement Framework for the SDL.

Sustainability of Location

74. Core Strategy Policy CP6 b) directs development to locations which minimise the distance people need to travel and where there are choices of mode of transport available (or will be by the time of development).

75. Core Strategy policy CP9 *Scale and Location of Development Proposals* identifies the application site as Countryside, within Strategic Development Location of South Wokingham. The site lies just outside the defined boundary of Major Development Location of Wokingham, which, out of all settlements within Wokingham Borough, offers the greatest range of facilities and services and the greatest choice of modes of transport to access them. The opportunities for easy access to the town centre were an important factor in designating the South Wokingham SDL as an extension to the existing settlement of Wokingham. As set out in the remainder of this report, the application site location offers good access to Wokingham Town Centre and Bracknell, and local facilities such as schools and local shops, and is considered to be sited within a sustainable location.

The Strategic Transport Network

76. Core Strategy Policy CP10 *Improvements to the Strategic Transport Network* identifies improvements required to ameliorate existing environmental and safety problems and to support new development. These include improvements on the A321 Finchampstead Road corridor and a cross reference to Core Strategy Policy CP21 *South Wokingham Strategic Development Location* which requires improvements to transport capacity along the A321 Finchampstead Road and A329 London Road corridors, including a new connection between Coppid Beech Roundabout and Finchampstead Road (the South Wokingham Distributor Road (SWDR)) (MDD LP policy CC08 *Safeguarding alignments of the Strategic Transport Network & Road*

Infrastructure also refers). These policies also require delivery of measures to improve access by non-car modes.

77. The improvements to A329 London Road, which provides access to the site, have already been carried out and the nearest section of the SWDR has already been delivered and is open as William Heelas Way running through Montague Park. The next section of the SWDR, comprising a bridge over railway, is under construction and will provide a connection between William Heelas Way and Waterloo Road. Whilst the delivery of the remaining sections of the SWDR will be carried out by the Council and funded through CIL, off-site junction mitigation is required at the junction of the SWDR with Molly Millars Lane; this would be secured through IDP and S106 agreement.
78. Whilst the application site does not take access off the SWDR, given that St Anne's Drive connects to A329 London Road, the new transport corridor of SWDR forms part of the essential infrastructure required to support comprehensive development in the South Wokingham SDL in which this site sits. The Concept Rationale for South Wokingham SDL, which forms part of the Cores Strategy (Appendix 7), sets out the three important functions of the SWDR: to achieve traffic dispersal to relieve pressure on town centre, to form a transport corridor offering sustainable modes of travel and to become a key public street of Wokingham, offering civic quality and opportunities for commercial and community activity. Due to its location within South Wokingham SDL, the application would make an appropriate contributions towards the SWDR and towards the cost of land acquisition related to works at the junction with Molly Millars Lane. These would be secured through a S106 agreement.

Site Access

79. This is a full application with details of site access provided. The application proposes to create a new 6m wide priority access junction off the western side of St Anne's Drive. The proposed access would also accommodate a pedestrian and cycle access through the provision of a 2m wide route connecting the application site with the foot/cycleway along A329 London Road. The proposed access from St Anne's Drive, as well as the junction with A329 London Road, have been considered by WBC Highways Officer and are considered acceptable in principle. These would be subject to a detailed design and further safety audits as part of the highway agreement process.

Transport Network

80. Core Strategy Policies CP1 *Sustainable Development* and CP3 *General Principles for Development* require schemes to be functional, accessible, safe, secure and adaptable and to ensure high quality design. The Core Strategy Policy CP6 *Managing Travel Demand* expects development to provide sustainable forms of transport to allow choice, improve existing infrastructure network and be in a location which offers choices in the mode of transport, which minimise the distance people need to travel. South Wokingham SDL SPD requires that the proposal creates attractive, walkable

residential areas, which should promote easy and efficient movement balanced with high levels of residential amenity and attractive environment. This should be achieved through a hierarchy of streets and routes which respond to different travel needs.

81. The application site is located off A329 London Road which becomes A329(M) at Coppid Beech roundabout, which in turn provides a link to M4 at Junction 10 approximately 4km away. Opposite the application site, on the northern side of A329 London Road, there is a Coppid Beech Park & Ride facility currently under construction and the start of the North Wokingham Distributor Road which provides a link to Reading Road and Lower Earley Way. The site is located approximately 2km from Wokingham Town Centre and approximately 4km from Bracknell Town Centre. There are bus stops located next to and opposite the junction of St Anne's Drive with A329 London Road. These bus stops offer links to Reading, Bracknell and Wokingham, including Bracknell and Wokingham railway stations. There is also a cycleway along London Road connecting Wokingham town centre with Bracknell.
82. The proposal would strengthen the movement network through provision of pedestrian and cycle links between the application site and Keephatch Gardens (North Wokingham SDL) development to the north, London Road, as well as between the application site and Montague Park (South Wokingham SDL) development to the west. This is of particular importance given the choice of travel modes created by the proposal, including an attractive, safe and convenient route into the neighbourhood centre (including local shops and facilities), primary school, play areas and allotments at Montague Park through Buckhurst Meadows SANG; the new link would upgrade the existing footpath to incorporate all-weather resin bound permeable surface which would be suitable for visitors to SANG, mobility aid users, prams and cycles.

Pedestrian and Cycle Network

83. Core Strategy Policy CP1 *Sustainable Development* requires that developments demonstrate how they support opportunities for reducing the need to travel by car. Core Strategy Policies CP6 *Managing Travel Demand* requires that proposals enhance facilities for pedestrians and cyclists, including provision for those with reduced mobility and other users. Core Strategy Policy CP10 *Improvements to the Strategic Transport Network* require improvements to pedestrian and cycle networks to improve access to services and facilities and increase use of cycling. Core Strategy Policy CP21 *South Wokingham Strategic Development Location* requires measures to protect and enhance pedestrian (including mobility aids) access to the countryside from Wokingham Town Centre and MDD LP Policy CC03 *Green Infrastructure, Trees and Landscaping* requires that proposals promote accessibility, linkages and permeability between and within existing green corridors, and that they promote the integration of the scheme with any adjoining public open space or countryside. South Wokingham SDL SPD requires that the scheme is designed in a way to offer direct, easy and safe access to neighbourhood centre with priority given to pedestrians first, then to cyclists.

84. The submitted Connectivity, Pedestrian Movement & Desire Lines, Design and Access Statement and Landscape Masterplan Strategy documents set out how the pedestrian and cycle network is extended and enhanced by the proposal. The proposal seeks to deliver a number of improvements to the network within the South Wokingham SDL, as well providing linkages between South and North Wokingham SDLs, which will provide benefits to the residents of the wider area. These proposals include a good provision of new links between the application site and Buckhurst Meadows SANG to enhance access to public open space. They would also include a provision of an all-weather resin-bound path which could be used by pedestrians and cyclists, which would extend the network to provide alternative, safe and attractive access from Keephatch Gardens SDL development (and the wider residential area north of A329 London Road) to Montague Park neighbourhood centre, school and play areas. It would also offer an alternative route from Montague Park development (and the future South Wokingham SDL parcels located south of the railway) to SANGs located east of A329 (Keephatch Meadows, Piglittle Farm) and to Keephatch Gardens development which includes BMX track and public house. It is also important to note that this is not intended as a designated cycleway and as such Local Transport Note on Cycle infrastructure design (LTN –120) does not apply, although the principles of this guidance note are considered in its provision.
85. The proposal would also contribute towards My Journey – a borough-wide travel plan which promotes active and sustainable travel options to the motor car, including walking, cycling and using public transport. This would be in a form of financial contribution and would be secured through S106 agreement.

Public Transport

86. Core Strategy Policy CP6 *Managing Travel Demand* and South Wokingham SDL SPD require that proposals provide for sustainable forms of transport to allow choice. Core Strategy Policy CP10 *Improvements to the Strategic Transport Network* seeks improvements to the quality and frequency of public transport services.
87. The application site benefits from bus stops located next to and opposite the junction of St Anne's Drive with A329 London Road, within 400m walking distance from dwellings proposed by the scheme. These bus stops offer links to Reading, Bracknell and Wokingham, including Bracknell and Wokingham railway stations, with a good frequency of service. The proposal would also secure a contribution towards a new bus service being delivered through Strategic Development Locations, which would be included in a S106 agreement.

Traffic Generation and Highway Safety

88. Core Strategy Policy CP6 *Managing Travel Demand* requires that the proposals should enhance road safety, should not cause highway or traffic related environmental

problems and, where adverse effects upon the local and strategic transport network arise from development, these should be mitigated.

- 89. The application is accompanied by Transport Assessment, which provides details for the proposed access from St Anne’s Drive and changes to the junction of St Anne’s Drive with A329 London Road. Whilst considered acceptable in principle, these junctions/accesses would be subject to detailed design and further safety audits as part of highway agreement process which would be secured through a S106 agreement.
- 90. The accompanying Transport Assessment included the trip rates generation assessment comparative to WBC’s strategic highways model. This has been reviewed by the Council’s Highways Officer and is acceptable.

Car and Cycle Parking

- 91. Core Strategy Policy CP6 *Managing Travel Demand* and MDD LP Policy CC07 *Parking* require appropriate vehicle parking, in line with the Council’s standards set out at Appendix 2 of the MDD LP. South Wokingham SDL SPD requires that vehicle and cycle parking is well planned and designed to ensure that it does not have a detrimental impact on the amenity and character of the SDL. Residential parking should be on-plot and parking courts should be avoided, except for apartments. On-street parking is permissible, however parking spaces should be divided by street trees.
- 92. The proposed car and cycle parking is set out in Car Parking Space Designation drawing 2767.32 Rev A accompanying this application. The parking allocation summary is set out in Table 3 below.

Allocated Parking	Garages and Car Ports	Unallocated/Visitor
94	33	21

Table 3: Car parking allocation summary

- 93. This proposed parking provision accords with WBC’s parking standards and would equate to a parking provision ratio per dwelling of 2.7. Cycle parking is provided for each of the houses in a form of a shed located in rear gardens, with direct access ensured. Cycle parking for apartments would be offered in a communal cycle store, which would meet the requirements in terms of size, number of cycle spaces that it can accommodate and manoeuvrability. Details of cycle parking would be secured by condition 28 and car parking provision would be secured under condition 31.

Electric Vehicle Charging

94. The levels and type of electric vehicle charging required is set out in the Living Streets: a Highways Guide for Developers in Wokingham (2019) (“the Guide”). The Guide anticipates a combination of passive and active electric vehicle charging and it varies depending on the type of parking space (whether it is on- or off-plot). The table below sets out the requirement and the provision proposed by the scheme.

	Active required	Active proposed	Passive required	Passive proposed
On-plot	5%	36 (100%)	35%	0
Off-plot	5%	7 (19%)	25%	12 (31%)

Table 4: EVC provision

95. The level of the proposed electric vehicle charging far exceeds the levels set out in the Guide and includes a provision for futureproofing. Condition 27 requires details of the Electric Vehicle Charging strategy to be submitted for the Council’s approval in connection with futureproofing the development to align with the increase in electric vehicle ownership.

Flooding and Drainage

96. The NPPF and National Planning Practice Guidance establish a framework for assessing the probability of flooding and the suitability of land for different uses, depending on their level of vulnerability. Consistent with this, Core Strategy Policy CP1 *Sustainable Development* and MDD LP Policy CC09 *Development and Flood Risk (from all sources)* require a sequential approach which directs development away from areas at highest risk of flooding (from any source). Furthermore, development should incorporate Sustainable Drainage Systems (SuDS) to provide adequate drainage, avoid increasing - and where possible reduce - the risk of flooding, on the site and elsewhere, and limit adverse effects on water quality (including ground water). Flood modelling and drainage systems should be designed to accommodate a 1 in 100 year flood event plus and allowance for climate change: 40% surface water (pluvial) flooding and 70% for fluvial flooding.
97. The application site is located entirely in Flood Zone 1, which has where the probability of flooding is low (less than 0.1% annual probability/1 in 1,000) and all forms of development, including the proposed ‘more vulnerable’ residential use are appropriate. Thus, the application would meet the sequential test.
98. MDD LP Policy CC10 *Sustainable Drainage* requires surface water to be managed in a sustainable manner, maintaining greenfield run-off rates and volumes, taking into account climate change.

99. The Flood Risk Assessment and Drainage Strategy, September 2021 (FRA) stated that infiltration into the ground was not feasible. Therefore, the scheme proposes that discharge into the existing ditch as the main method of surface water disposal. The proposal would attenuate all surface water runoff in SuDS features, such as permeable paving, detention basin and cellular storage tanks. The FRA Addendum (September 2021) expands the list of SuDS features to include rain garden. Details of SuDS features would be secured by conditions 14 and 21. The drainage system is proposed to be designed to accommodate the 1% annual probability rainfall event runoff with a 40% allowance for climate change. In the event of exceedance, it is anticipated that surface water will drain to the lowest part of the site (ditch) without impacting on the site. Exceedance flow routes and future management and maintenance of SuDS features would be secured by conditions 23 and 22 respectively. In summary, there are no concerns with respect to flooding or drainage from the development.

Environmental Health

Noise and Construction

100. Core Strategy Policy CP1 *Sustainable Development* seeks to avoid development in areas where noise may impact on the amenity of future occupants and MDD LP Policy CC06 *Noise* reinforces this, requiring proposals to demonstrate how noise impacts on sensitive receptors (both existing and proposed) have been addressed.
101. The A329 London Road runs along the northern boundary of the application site and the northern part of the site is approximately 250m from the junction with the A329(M). The application site is likely to be affected by traffic noise, therefore, a noise impact assessment, incorporating noise mitigation scheme if required, and has been requested by WBC Environmental Health officer. It is considered acceptable to secure submission of noise impact assessment prior to commencement of the development, should it be permitted. This would be secured by condition 4. It should be noted that construction impacts will be temporary in nature and can generally be mitigated by conditions such as the Construction Environmental Management Plan.
102. Construction traffic is unlikely to generate any significant increase in noise levels on the local road network. Noise and vibration from operations on site has the potential to have an adverse impact on sensitive receptors in the vicinity of the site but the impacts are capable of mitigation; condition 7 would secure appropriate mitigation measures and condition 35 would limit the hours of construction to protect existing residents from noise and other nuisances generated by construction activities.
103. The construction activities during permitted hours are likely to give rise to dust generation, vibration, noise, smoke and light nuisance. There are existing residential properties adjacent east of the site that may be adversely affected by such nuisances. In order to protect existing residents from such nuisances condition 7 would secure details of Construction and Environment Management Plan.

Contamination

104. Core Strategy policy CP1 *Sustainable Development* requires development to minimise the emission of pollutants, limit any adverse effects on water quality (including ground water) and avoid areas where pollution may impact upon the amenity of future.
105. In order determine the risk of contamination, a full investigation and risk assessment would be conditioned to be submitted before development commences (condition 6 refers). In the event that any contamination is found, a remediation strategy would be required - setting out mitigation measures, testing and verification - to make the site suitable for use.

Air Quality

106. Core Strategy Policy CP1 *Sustainable Development* establishes that development should minimise the emission of pollutants into the wider environment.
107. The application site is not located in an area of existing poor air quality but it is located approximately 200m west of the A329M which was historically part of the M4 AQMA declared in 2001 for exceedances of annual mean NO₂. Having regard to the nature of the proposals an Air Quality Impact Assessment (AQIA) would need to be undertaken as the number residential dwellings and car parking provision exceed the Stage 1 Criteria outlined in the EPUK 2017 *Guidance on Land-Use Planning & Development Control: Planning For Air Quality*. This would be secured by condition 5.

Sustainable Design and Construction

Carbon emissions

108. Core Strategy Policy CP1 *Sustainable Development*, amplified by MDD LP Policy CC05 *Renewable energy and decentralised energy networks*, requires development to contribute towards the goal of zero-carbon development by minimising energy consumption and incorporating on-site renewable energy features: at least a 10% reduction in carbon emissions should be achieved through renewable energy or low carbon technology.
109. The applicant committed to achieve 20% reduction in carbon emissions would be delivered by very high fabric standards (e.g. triple glazing and minimal heat loss from walls, ceilings and roofs). This significantly exceeds the policy requirement and would be secured by condition 34.

Water consumption

110. The Environment Agency has identified the Thames region as an area of Water Stress and Core Strategy Policy CP1 *Sustainable Development* requires development to reduce water consumption.

111. Details of how water resilience will be achieved and how new dwellings would be designed to meet water consumption targets of 105 litres of less per person per day will be secured by condition 34.
112. This is considered at para 114 above, which sets out that the proposal would provide significantly higher proportion of active electric vehicle charging points than required in Manual for Streets Guidance. Therefore, the scheme would offer significant sustainability benefits over and above policy requirements.

Employment Skills Plan

113. MDD LP Policy TB12 *Employment Skills Plan* indicates that proposals for major development should be accompanied by an Employment and Skills Plan (ESP) to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal.
114. The proposed scheme is required to provide five opportunities for community skills support, two apprenticeships and five jobs created. As an alternative, the applicant may choose to pay Employment Skills Contribution (ESC) in lieu of delivering ESP which would be used to meet costs of the Council overseeing and supporting each of employment target. The requirement to deliver ESP or pay ESC in lieu would be secured through S106 agreement.

Infrastructure Impact Mitigation

115. In accordance with Core Strategy policy CP4 *Infrastructure Requirements* infrastructure, services, community and other facilities should be improved to meet the requirements of new development, taking into account cumulative impact. Specific requirements for the South Wokingham SDL are set out in Core Strategy policy CP21 *South Wokingham Strategic Development Location*, Core Strategy Appendix 7 and the Infrastructure Delivery and Contributions SPD.
116. In April 2015 the Council adopted a Community Infrastructure Levy (CIL) charging schedule, allowing it to collect a contribution towards infrastructure delivery for each new market house built: £320/m² (index linked) for residential development within the South Wokingham SDL. This rate is lower than for development outside the SDLs, reflecting the amount of on-site infrastructure that is expected to be delivered in conjunction with a large-scale strategic development.
117. The Council's Infrastructure Funding Statement and Capital Programme set out the infrastructure that CIL is expected to cover (to be delivered by the Council according to its priorities and overall funding availability). In addition, development-specific mitigation not covered by CIL can still be secured through a combination of direct delivery (on or off-site) and financial contributions, secured by condition or S106 legal agreement, depending on the circumstances.

118. Planning policy and guidance also establish that there should be a comprehensive approach to the planning and the delivery of infrastructure for the SDL, with each development making a proportionate contribution towards the infrastructure required for the SDL as a whole. Accordingly, each application must be accompanied by an Infrastructure Delivery Plan (IDP) listing the necessary infrastructure, each developers' proportionate share and how it is to be secured. The first phase of the SDL - up to 650 dwellings, north of the railway at Montague Park – secured its proportionate share of the SDL infrastructure (26%). Using the Core Strategy, Infrastructure SPD and now historic CIL Regulation 123 list as a basis, the consortium, Charles Church and the Council are jointly preparing a comprehensive Infrastructure Delivery Plan (IDP) for the remainder of the SDL. The applicant would be expected to pay their fair share of contributions towards infrastructure mitigation which would be secured through S106 agreement or conditions (depending on circumstances) or other appropriate mechanisms agreed through collaboration with consortium, Charles Church and the Council. The need for mitigation and how it would be secured has been assessed throughout this appraisal. This demonstrates that the infrastructure requirements for the SDL would be met.
119. The infrastructure and impact mitigation to be secured through the S106 (rather than by condition or through CIL contributions) is included in the list of S106 Heads of Terms set out below:
- i) Affordable Housing provision (on-site)
 - ii) Public Open Space provision (on-site) and mechanism of payment of maintenance sum into private management company
 - iii) Play Area provision (on-site) and mechanism of payment of maintenance sum into private management company
 - iv) Highway adoption s38/278 agreement and commuted sums
 - v) Adoptable standard of private roads
 - vi) Southern Distributor Road (SDR) contribution
 - vii) Easthampstead Rd Junction contribution
 - viii) Pedestrian/cycle strategy contribution – Buckhurst Meadow footpath widening and surface upgrading works / contribution
 - ix) My Journey Travel Plan contribution
 - x) Bus Transport contribution
 - xi) Off-site highway works contribution to facilitate delivery of SDR
 - xii) Formal Sports Facilities contribution
 - xiii) Suitable Alternative Natural Greenspace payments (SANG) – contribution toward Wokingham Borough Council's and Bracknell Forest Councils SANGs
 - xiv) Strategic Access Management and Maintenance (SAMM) Contribution for the Thames Basin Heaths SPA
 - xv) Bracknell Forest Council Monitoring Fee
 - xvi) Sports Hub contribution
 - xvii) Allotment contribution

- xviii) Biodiversity Net Gain off-site provision (if gain not secured)
- xix) Flood modelling contribution associated with highways work
- xx) Employment skills contribution
- xxi) S106 Monitoring Contribution

CONCLUSION

Whilst the site is located within designated countryside and does not satisfy any of the exceptions set out in Core Strategy Policy CP11, the development proposal is within the general extent of the major development of South Wokingham SDL and would be consistent with the overarching aims of the policy, given the site is relatively self-contained and well related to the existing SDL. The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported. The location of the development is considered to be sustainable. Despite the southern edge adjoining the administrative boundary of Bracknell Forest, the proposed development would not lead to the physical or perceived coalescence of settlements due to its relationship with existing/planned development and being visually contained by an area of ancient woodland and SANG. On balance, the development proposal would therefore not compromise the separation of settlements and is considered to be on only limited conflict with the overarching strategy established in the development plan. For the reasons outlined in this report, the proposal is considered to be a sustainable and suitable development site that would offer economic, social and environmental benefits and deliver on Wokingham's development aspirations for the area. The application would deliver high quality development in accordance with the Council's overall spatial strategy and would enhance connections between Council's Strategic developments of North and South Wokingham SDLs. Although the site is not located within the settlement boundary, it is sited within the boundary of Strategic Development Location, where the principle of development is generally considered acceptable and the benefits of the scheme are considered to outweigh the limited conflict with the development plan. As such, there are not considered to be any resulting harmful impacts arising from the proposals which would warrant the refusal of planning permission. There are no other material planning considerations of significant weight that would dictate that the application should be refused. Officers therefore recommend the application for approval, subject to the conditions listed and subject to completion of S106 agreement.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning

application and there would be no significant adverse impacts upon protected groups as a result of the development.

Appendix Two – Supplementary Planning Agenda 8 December 2021

Public Document Pack



**WOKINGHAM
BOROUGH COUNCIL**

Civic Offices
Shute End
Wokingham
RG40 1BN

PLANNING COMMITTEE - WEDNESDAY, 8TH DECEMBER, 2021

In response to the current Covid-19 pandemic, the above meeting is to be held physically with limited physical capacity in line with Government guidelines. In order to allow the public as much opportunity to read and consider information provided to Members, the attached Supplementary Planning Agenda is to be published and made available earlier than is standard for meetings of the Planning Committee.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Susan Parsonage'.

Susan Parsonage
Chief Executive

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Agenda Item 55.

Supplementary Planning Agenda Planning Committee – 8 December 2021

Planning Applications

**58. Site Address: 160 Reading Road, Wokingham, RG41 1LH
Application No: 212509, Pages 9 – 42**

No additional information.

**59. Site Address: Land off Meldreth Way, Lower Earley, Reading, RG6 4HA
Application No: 211686, Pages 43 – 118**

A letter was received from Jigsaw Planning on behalf of ASDA supporting the officer recommendation and requesting that 2 additional reasons for refusal are to be considered by the planning committee:

1. Retail impact on Lower Earley Town Centre due to loss of linked trips to other shops and services within the District Centre.
2. The sequential assessment has not considered all available sites.

These issues have already been addressed in the officer committee report paragraphs 45 - 48.

**60. Site Address: Land adjacent to Toutley Depot, West Of Twyford Road
Application No: 211777, Pages 119 – 158**

Item removed from agenda.

**61. Site Address: Land to the West of St Anne's Drive and South of London
Road, RG40 1PB
Application No: 203544, Pages 159-242.**

Corrections and clarification

Page 183: In Consultation Responses table it is stated that updated response from Natural England is awaited. This has now been received and Natural England confirmed they have no objection to the proposal.

Page 210, Paragraph 67: It is stated that Natural England has not yet finalised its response. This has now been finalised and Natural England confirmed they have no objection to the proposal.

Page 159: The final paragraph on this page should read:

“The application site was put forward in the call for sites and has been considered in the Housing and Economic Land Availability Assessment (HELAA) 2021~~0~~ as suitable for residential development for up to 81 dwellings ~~in the original~~ in the process of updating the Draft Local Plan. Subsequently An update to the Draft Local Plan was prepared due to changes relating to deliverability of Grazeley Garden Village, ~~an update to the Draft Local Plan was prepared.~~ As part of that Local Plan Update, it has been agreed in July 2021 by the Council’s executive that the site be allocated for housing in the proposed Local Plan Update, in line with the ~~revised HELAA 2021~~ Revised Growth Strategy, for 54 dwellings reflective of the quantum proposed by this application as negotiated by officers. Notwithstanding the above, the Local Plan Update, expected to be adopted by the end of 2023, is at a fairly early stage and, at the time of writing, has limited weight in the decision-making process. “

Page 163, Condition 2: Insert plans as follows:

Drawing Title	Drawing Number	Revision
Location Plan	650.020.009	/
Site Plan Colour	650.020.003	I
Storey Heights	650.020.008	D
Tenure Plan	650.020.007	D
Car Parking Space Designation	2767.32	A
Landscape and Open Space Strategy	September 2021	/
Landscape Design Strategy	LLD1822	06
Landscape Masterplan Strategy	LLD1822-LAN-DWG-001	06
Open Space Typology Plan	BOW_001	A
Affordable Apartments - Plots 12-20 Elevations	650.20.043	B
Affordable Apartments - Plots 12-20 Floor Plans	650.20.044	C
Affordable House Type 2 Bed & 3 Bed - Plots 8-11 & 21-24 Elevations	650.20.065	B
Affordable House Type 2 Bed & 3 Bed - Plots 8-11 & 21-24 Floor Plans	650.20.066	B
Affordable House Type 2 Bed 83 - Plots 25, 26 Elevations	650.20.047	B

Affordable House Type 2 Bed 83 - Plots 25, 26 Floor Plans	650.20.048	B
House Type 89 - Plots 2, 3, 5, 6, 36 & 37 Elevations	650.20.025	A
House Type 89 - Plots 2, 3, 5, 6, 36 & 37 Floor Plans	650.20.024	A
House Type 89, 92 - Plots 33, 34 & 35 Elevations	650.20.026	A
House Type 89, 92 - Plots 33, 34 & 35 Floor Plans	650.20.027	A
House Type 106 - Plots 29, 30, 38 AS & 41 OPP Elevations	650.20.030	A
House Type 106 - Plots 29, 30, 38 AS & 41 OPP Floor Plans	650.20.029	A
House Type 109 - Plot 32 Only Elevations	650.20.022	A
House Type 109 - Plot 32 Only Floor Plans	650.20.023	A
House Type 109c - Plot 40 Only Elevations	650.20.063	/
House Type 109c - Plot 40 Only Floor Plans	650.20.064	/
House Type 125 - Plots 28, 51 AS & 31, 50 OPP Elevations	650.20.032	A
House Type 125 - Plots 28, 51 AS & 31, 50 OPP Floor Plans	650.20.031	A
House Type 126 - Plots 39, 45, 47 AS & 49 OPP Elevations	650.20.033	A
House Type 126 - Plots 39, 45, 47 AS & 49 OPP Floor Plans	650.20.034	A
House Type 127c - Plot 27 Only Elevations	650.20.061	/
House Type 127c - Plot 27 Only Floor Plans	650.20.060	/
House Type 138 - Plots 7, 46 AS & 48 OPP Elevations	650.20.035	A
House Type 138 - Plots 7, 46 AS & 48 OPP Floor Plans	650.20.036	A

House Type 139 - Plots 43 & 52 AS Elevations	650.20.020	A
House Type 139 - Plots 43 & 52 AS Floor Plans	650.20.021	A
House Type 140 - Plots 1 & 42 AS Elevations	650.20.038	A
House Type 140 - Plots 1 & 42 AS Floor Plans	650.20.037	A
House Type 141 - Plots 4 & 44 AS Elevations	650.20.040	A
House Type 141 - Plots 4 & 44 AS Floor Plans	650.20.039	A
House Type 155 - Plots 53 AS & 54 OPP Elevations	650.20.041	A
House Type 155 - Plots 53 AS & 54 OPP Floor Plans	650.20.042	A
Bin Store - Plan and Elevations	650.020.20	/
Car Barn - Plan and Elevations	650.020.18	/
Cycle Store	650.020.019	/
Double Garage	650.020.016	/
Single Garage	650.020.015	/
Sub Station	650.020.021	/

Page 172, Condition 19: Insert plans as follows:

Connectivity, Pedestrian Movement & Desire Lines 650.20.065 30.11.2021

Page 172, Condition 20: Insert plans as follows:

Site Plan Colour 650.020.003 Rev I

Page 209, Paragraph 63:

This paragraph should make reference to *Open Space Typology Plan* in place of *Landscape Open Space Strategy*.

Additional condition:

Page 178: Additional condition added:

Access

40. Prior to commencement of development hereby permitted, details of the proposed vehicular access onto St Anne's Drive, including visibility splays, *in general accordance with Appendix 8 of the PEP Transport Assessment dated November 2020*, shall be submitted to and approved in writing by the Local Planning Authority. The access shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience, in accordance with Core Strategy Policies CP3 and CP6.

**62. Site Address: Nutbean Farm, Nutbean Lane, Swallowfield
Application No: 211975, Pages 243 – 267**

Page 247: Additional condition added:

Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Page 249: Consultation Responses: WBC Ecology: Recommend approval with conditions.

Page 255: Paragraph 37 updated: Comments from the Council's Ecologist have now been received. No ecological survey information is submitted with the application. From the information available the Council's Ecologist is of the opinion that the areas where development is proposed are likely to be low distinctiveness habitat. The development proposes that a small area (approx. 0.15ha) be converted to a mix of sealed surface or unvegetated surface. Within a conventional habitat metric, on its own, this could be considered a net habitat loss. However, it is noted that a new length of native species hedgerow is proposed to border the manège. Such hedgerow is likely to be a medium distinctiveness habitat (i.e., more valuable in ecological terms than the existing low distinctiveness grassland). The Council's Ecologist concludes that the conversion of the remaining agricultural land to equestrian use is likely to cause no appreciable loss or gain for biodiversity. Therefore, the stable buildings, manège, and hedgerow are the main elements of the proposal to consider in terms of biodiversity net gain. Given the scale a nature of the proposals it is concluded that the creation and retention of the hedgerow is sufficient, in this instance, to offset the other habitat loss and conclude that there would likely be a biodiversity net gain from the development. From an ecology perspective a landscaping condition is recommended to secure the creation and establishment of the hedgerow. Whilst some details have been provided the creation and establishment of the hedgerow is imperative from an ecology perspective.

Page 254: A landscaping condition is recommended from both ecological and landscape perspective. The proposed development would be visible at the southern end of the manège, a landscape condition is recommended to ensure tree planting along the field boundary adjacent to the lane. The position of the manège has been revised and is closer to the boundary, tree planting should be located as close to the rear of the hedge so that they appear as hedgerow trees and be maintained as such. Please refer to ecology section as well.

Pre-emptive site visits

None proposed.

Non-Householder Appeal Decisions

None received.

Appendix Three - Minutes of Planning Committee Meeting 8 December 2021

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 8 DECEMBER 2021 FROM 7.00 PM TO 10.40 PM**

Committee Members Present

Councillors: Chris Bowring (Chairman), Angus Ross (Vice-Chairman), Sam Akhtar, Gary Cowan, Carl Doran, Pauline Jorgensen, Rebecca Margetts, Andrew Mickleburgh and Bill Soane

Committee Members in Attendance Virtually

Councillors: Rachelle-Shepherd DuBey

Councillors Present and Speaking

Councillors: Peter Dennis, David Hare and Clive Jones

Officers Present

Connor Corrigan, Service Manager - Planning and Delivery
Chris Easton, Head of Transport, Drainage, and Compliance
Mary Severin, Borough Solicitor
Justin Turvey, Operational Manager - Development Management
Callum Wernham, Democratic & Electoral Services Specialist

Case Officers Present

Joanna Carter
Natalie Jarman
Senjuti Manna
Baldeep Pulahi

54. APOLOGIES

An apology for absence was submitted from Stephen Conway.

Rachelle Shepherd-DuBey attended the meeting virtually, and was therefore marked as in attendance, and was not able to propose, second, or vote on items.

55. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 10 November 2021 were confirmed as a correct record and signed by the Chairman, subject to correcting Bill Soane to be an apology for the meeting.

The Committee gave their thanks to Justin Turvey, Operational Manager – Development Management, for his years of service and advice to the Committee. The Committee wished him well in his future role.

56. DECLARATION OF INTEREST

Andrew Mickleburgh declared a prejudicial interest in agenda item 59, Land off Meldreth Way. Andrew stated that he would leave the room for the duration of this item, and take no part in the discussion or vote.

Pauline Jorgensen commented that her address was listed as objecting to item number 59, Land off Meldreth Way, however it was not her who had made the objection and she came into the meeting with an open mind.

57. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

Item number 60, Toutley East (Land adjacent to Toutley Depot), was withdrawn from the agenda.

58. APPLICATION NO.212509 - 160 READING ROAD, WOKINGHAM, RG41 1LH

Proposal: Full application for the proposed erection of a 2no.storey plus loft level dwelling with an integrated garage to include 2No roof lights following the demolition of existing bungalow including alterations to the vehicular/pedestrian entrance

Applicant: G Lupton

The Committee considered a report about this application, set out in agenda pages 9 to 42.

The Committee were advised that there were no updates within the Supplementary Planning Agenda.

Peter Mathers, neighbour, spoke in objection to the application. Peter thanked the applicant's architect for submitting revised proposals which were a clear improvement over previous versions, as a result of concerns raised by Members at their October Committee meeting. Peter commented that despite the revised plans, a number of concerns remained. Peter stated that his property was shown as being 8.2m high within the proposed elevations document, whereas the actual height of his property was 7.2m. Peter felt that this had allowed the architect to show number 162 to be the same height as number 164, and number 160 as lower than 162 which was false. Peter stated that number 162 was in fact lower than number 164, and the proposals would allow for number 160 to be higher than number 162, disrupting the downward slope of roof lines in line with the downward slope of the road. Peter was of the opinion that the architect had reduced the proposals from 6 bedrooms, to five bedrooms, and now to four bedrooms in an attempt to gain approval for the largest house possible, which Peter felt was an abuse of process and should warrant refusal. Peter stated that the Reading Road was a wide road and your eye was naturally drawn to one side of the road. On the even numbered side of the road, the average height of these houses was 7.36m, and the proposed dwelling would be over a meter higher than the average property height on this side of the road. Peter queried why the proposed property needed to be considerably higher than surrounding properties, given that the proposal was for a two-storey dwelling. If approved, Peter asked that the property be restricted a maximum height of 8.4m. Peter stated that the property was at risk of surface water flooding, and the applicant's property had flooded 14 years prior. Peter asked that the Committee refuse the application, and encouraged the applicant to come back with a more reasonable proposal.

Peter Lindley-Hughes, architect, spoke in support of the application. Peter stated that the designs had been amended to take in to account the concerns of neighbouring properties, concerns raised at the previous Committee meeting, and to "de-risk" the scheme. Peter stated that the third floor internal level had been addressed, as had the issues relating to the windows, height and massing, whilst the garage had also been omitted in the front garden, and the dormer windows from the third floor were no longer proposed. Peter stated that he was disappointed that neighbouring objections remained despite positive email conversations. Peter added that the ridge height of number 162 was 4m higher than the existing bungalow, whilst number 158 was 1.3m higher. Peter stated that the proposed home would be 1m lower than number 162, and only 1.8m taller than number 158. Peter felt that the development of the neighbouring property, number 162, was acceptable at the

time despite being an overbearing 4m taller than the neighbouring bungalow, and as such the development of number 160 was also acceptable as it was tailored to the changing need of larger family homes over time. Peter added that in his mind, the Committee needed to review whether the correct balance had been struck between suitable scale and mass aligned to planning policy whilst ensuring the future of the proposed home was fit for purpose.

Imogen Shepherd-DuBey, Wokingham Town Council, spoke in objection to the application. Imogen stated that she was pleased to see that the loft conversion had been changed to only one room for storage purposes. Imogen added that her remaining concerns centred on the proposed property being large, whilst there appeared to be some dispute over the height of the proposal.

Sam Akhtar commented that the revised proposals seemed reasonable, and from examining the street scene the proposals would appear to fit in with other properties. Sam sought additional clarity regarding surface water flooding. Baldeep Pulahi, case officer, confirmed that condition 4 had been amended and the applicant would be required to submit further details to ensure that issues relating to surface water were covered.

Andrew Mickleburgh queried whether the drawing on agenda page 37 was accurate, and if it was not could the errors be enough to effect the street scene. Baldeep Pulahi confirmed that she was believed the drawing on agenda page 37 to be correct.

Pauline Jorgensen queried why roof storage required roof lights, and how the roof storage would be accessed. Justin Turvey, Operational Manager – Development Management, stated that the roof lights to the front and rear remained, however the overall floor space was minimal. Justin added that the roof storage would be accessed by stairs.

Rachelle Shepherd-DuBey queried whether harm could be caused should the roof storage be used in an alternative way, for example as an office. Justin Turvey stated that the officer opinion was that harm would not be caused in such a use case.

Chris Bowring commented that from the site visit, it was very difficult to see more than one property at a time from the street.

Carl Doran queried whether the drainage condition was amended from the standard wording, and whether the proposed height could be conditioned to not exceed 8.4m. Baldeep Pulahi confirmed that condition 4 was amended following discussions with the Drainage officer, and the applicant could only build the proposed property up to the height within the approved plans, which was 8.4m.

RESOLVED That application number 212509 be approved, subject to conditions and informatives as set out in agenda pages 9 to 14.

59. APPLICATION NO.211686 - LAND OFF MELDRETH WAY, LOWER EARLEY
Andrew Mickleburgh declared a prejudicial interest in this item, and in doing so left the room and took no part in the discussion or vote.

Proposal: Full application for the proposed erection of a food store (Use Class E), 43 no. dwellings (Use Class C3) and associated access, servicing, parking and landscaping.

Applicant: Lower Earley Properties Ltd.

The Committee considered a report about this application, set out in agenda pages 43 to 118.

The Committee were advised that the Supplementary Planning Agenda included reference to an additional letter of objection from Jigsaw Planning on behalf of ASDA, requesting two additional reasons for refusal, and reference to the existing officer responses within the report.

Geoff Littler, Earley Town Council, spoke in objection of the application. Geoff stated that the Earley Town Council Planning Committee had considered this application on two occasions, June 2021 and October 2021. Geoff stated that each of the reasons for refusal had been voted on separately by the Town Council Planning Committee, and were all agreed unanimously. Geoff added that the current development plan clearly showed that the land of the subject application was designated as countryside, was not allocated for development, and was outside of the development boundary. Geoff stated that the policy CP11 afforded protection from development to land within that designation as countryside, unless it fell within specified exceptions, which in this case the application did not fall within any of those exceptions. Geoff stated that this parcel of land had remained in its natural state since the inception of Lower Earley, with exception to some partial degradation when the developer undertook some scrub clearance. Geoff added that within the first iteration of the Local Plan Update, this land had been put forward as local green space, and it had been proposed once more for consideration as local green space within the current consultation of the Local Plan Update.

Malcolm Gaudreau, neighbour, spoke in objection to the application. Malcolm stated that he had lived in the area for 34 years, and his property was side on to Swallows Meadow via the gated entrance. Malcolm added that 358 objections had been received, and since the inception of Lower Earley Swallows Meadow had been an open green space, without a lock or prohibition of access, and the grass had been maintained over time. Malcolm stated that many different species were present on the site, including deer, badger, and muntjac deer. Malcolm stated that vehicles regularly exceeded the speed limit on the road, and the addition of a supermarket could lead to serious accidents. Malcolm added that the proposals would only add to existing congestion issues on the road, whilst the effects of the proposals would be devastating for residents of Witcham Close via additional noise, light, vehicle emissions and HGV movements in addition to a loss of privacy and a reduction in house prices. Malcolm stated that flooding was already an issue in the area, and the proposals would only add to this issue. Malcolm concluded by stating there was not the need for an additional supermarket in the area, whereas green spaces within Earley were at a premium.

Andy Jansons, applicant, spoke in support of the application. Andy stated that Jansons property had developed 25 properties within the Thames Valley over the past 19 years, including an application in 2014 for a project on Peach Street and Cross Street which also had a recommendation for refusal which the Committee overturned at the time. Andy added that Lower Earley Properties was a wholly owned subsidiary of Jansons property, and the proposals would include 43 houses, forty percent social housing, and a pre-let supermarket to Lidl. Andy stated that the application had received 600 letters of support, and the land was privately owned via a freehold purchased from the University of Reading. Andy was of the opinion that the site was an edge of settlement development, bounded by two roads being Lower Earley Way and Meldreth Way, was not within the greenbelt and

was an obvious in-fill site. Andy commented that officer feedback and the timing of the feedback had been challenging, including a refusal reason for detrimental impact on acoustic amenity despite no objection from the environmental health officer, and a recommended refusal from highways as neither the applicant nor highways officers have had sufficient time to deal with the issues. Andy stated that he hoped that planning applications would be dealt with on their merits and not on technical issues, and asked that the application be deferred to allow time for technical issues to be resolved prior to returning to the Committee.

David Hare, Ward Member, spoke in objection to the application. David stated that he lived less than half a mile away from the site, and there were a variety of reasons for refusal of this application. David added that his main concern was that this piece of land was a designated countryside area, and Earley Town Council had asked for this land to be designated as local green space prior to this application being submitted. David stated that the idea of including this site as part of a larger nature reserve corridor was being considered, and the retention of the site was crucial for biodiversity and as a carbon sink. David stated that this site was a valuable part of Earley which allowed local residents to make use of the footpaths on the site and enjoy the surrounding nature. David commented that part of the site had been destroyed by the applicant, however many trees were now subject to a TPO. David added that badgers, foxes, bats and many other animals could be found on the site, and a very valuable scrubland was found on the site where the housing was proposed. David concluded by stating that the application should be refused, and reiterated the importance for local residents, wildlife and biodiversity in retaining the site in its natural state.

Clive Jones, Ward Member, spoke in objection to the application. Clive stated that his constituents had never expected this to be an application for development as it was a designated countryside area. Clive felt that the proposal for a supermarket would be overbearing and would dominate the views of local houses whilst creating unacceptable noise throughout the day all-the-while having a detrimental impact on the area with several homes losing their acoustic privacy and amenity. Clive stated that a social media survey undertaken by himself and colleagues revealed that 82% of residents did not want improved retail choices in Earley whilst 79% did not want new homes. Clive added that the planning documents showed 57 respondents in favour of the proposals, whilst 24 of those did not live in the Earley (RG6) area, whilst of the 358 objectors on 6 of them did not live in the Earley area. Clive urged the Committee to refuse this application, as it was an unacceptable development within the countryside which have a detrimental effect on local residents within the area.

Chris Bowring sought clarification regarding the height of the supermarket compared to the height of the residential dwellings. Senjuti Manna, case officer, confirmed that the proposed supermarket would be lower than the height of the residential dwellings. However, the height of the residential houses would be significantly higher than the height of the houses within the existing estate.

Chris Bowring queried how no objection from the environmental health officer was compatible with a refusal reason on the grounds of noise. Senjuti Manna stated that the environmental health officer had reviewed the noise report supplied by the applicant which was assessed during lockdown when there was a significantly reduced volume of traffic. Whilst no objection was lodged, a number of pre-commencement conditions were requested. Taking all of this into account, officers believed that noise disturbance would be caused to neighbouring properties as set out within the officer report.

Angus Ross commented that in his view applications such as this one should always be referred to the Committee to allow the public to see the process being carried out. Angus queried why the economic impact on other retail in the area was not considered a viable reason for refusal, and queried whether a caveat could be placed on the Committee's eventual decision to allow further discussions to take place between Wokingham Borough Council (WBC) and the applicant, as the expiry date of the application was 15 December 2021. Senjuti Manna stated that the applicant had provided a sequential test in addition to a retail impact assessment, and based on these documents they had demonstrated that there was no alternative site. Officers queried the reports as there was a site already included in policy CP12, however the applicant stated that this was not part of their catchment. Senjuti commented that there were a number of reasons why the application would not be acceptable in principle, for example development within the countryside, and as such a deferral would not address these in-principle reasons for refusal. Chris Bowring commented that some reasons for refusal, for example highways issues, could be removed should the applicant appeal a refusal decision and those issues were subsequently resolved.

Sam Akhtar commented that he would have liked to have seen a biodiversity net gain report for this application. Sam raised concerns relating to noise pollution for local residents and additional risk of serious accidents due to the movement of HGV vehicles.

Bill Soane had concerns in relation to noise and vehicle movements, and HGV movements, and questioned whether delivery timings could be conditioned should the Committee be minded to approve the application. Bill added that in his experience, refrigeration equipment was quiet when new however grew increasingly loud as the equipment aged.

Pauline Jorgensen stated that the site was a clear continuation of a green band along the peripheral road, and many of the houses proposed would be situated very close to the main road with a minimal gap. The main road was often noisy with people racing on it, whilst the road was also used as a primary diversion route when the M4 was closed which only make the noise impact on the proposed houses worse. Pauline stated that she had huge sympathy for residents who purchased a property with a large area of open space designated as countryside, who were now facing the prospect of a large supermarket being situated next to them, which would pull a lot of traffic and vehicle movements from outside of the Earley area.

Carl Doran commented that other such major applications recommended for refusal with a large amount of objections should come to Committee in future. Carl queried why this portion of land had not been transferred to WBC as per the original agreement of the Lower Earley development. Senjuti Manna stated that officers had investigated this issue and whilst not being able to ascertain the specifics, the land had not been handed to WBC in time and time had now run out to enforce this. Senjuti commented that this application had come to Committee as it had been listed by the Assistant Director for Place, whilst the application was brought to the attention of the Chairman given the considerable amount of objections and support.

Carl Doran commented that the application had seen a lot of support outside of the Earley area, whilst the leaflet distributed by the applicant only offered the opportunity to show support for provision of a new supermarket. Carl added that the habitat survey had been carried out after some of the area was felled, and in his opinion there was no essential

need for a food store. Carl stated that the site was part of a green corridor, and approval of this application would set a dangerous precedent for development on other parts of the green corridor, whilst at least four of the refusal reasons would not be able to be overcome via negotiations, as they were strictly contrary to policy.

Pauline Jorgensen queried when the opportunity to enforce the transfer of the land elapsed, and queried why highways issues had not been resolved despite having around a year to negotiate. Senjuti Manna stated that the opportunity to enforce the transfer ended around 1999. Senjuti added that other options, or example an injunction, were possible and were being explored by officers. Chris Easton, Head of Transport, Drainage and Compliance, stated that some of the highways information had only arrived two days prior to the Committee meeting and left officers with no time to thoroughly review the information. Justin Turvey, Operational Manager – Development Management, stated that the officer recommendation of refusal would likely remain irrespective of the highways issues being resolved due to the in-principle reasons for refusal remaining.

RESOLVED That application number 211686 be refused for the reasons set out in agenda pages 45 to 47.

Andrew Mickleburgh re-joined the meeting.

60. APPLICATION NO.211777 - TOUTLEY EAST, LAND ADJACENT TOUTLEY DEPOT, WEST OF TWYFORD ROAD

This item was withdrawn from the agenda.

61. APPLICATION NO.203544 - LAND TO THE WEST OF ST ANNES DRIVE AND SOUTH OF LONDON ROAD

Proposal: Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space.

Applicant: Beaulieu Homes

The Committee considered a report about this application, set out in agenda pages 159 to 242.

The Committee were advised that updates contained within the Supplementary Planning Agenda included:

- Confirmation that a response of no objection had been received from Natural England;
- Amended final paragraph on agenda page 159;
- Insertion of approved plans related to condition 2;
- Insertion of plan related to condition 19;
- Insertion of plan related to condition 20;
- Clarification that agenda page 209 paragraph 63 should refer to "*Open Space Typology Plan*";
- Additional condition 40 in relation to access.

David Stack, neighbour, spoke in objection of the application. David stated that he was speaking on behalf of local residents, and this planning application had been started over 6 years ago, with previous versions being refused and appealed by the developer and eventually withdrawn on the strength of the Council's recommendation. David added that this application had generated over 300 objections online from local residents. David

stated that there were four main reasons for refusing this application, and noted that application 211686 had been refused by the Committee for the same reasons. David added that the application site currently sat within designated countryside, and core strategy CP11 stated that proposals outside of development limits, including within countryside, would not be permitted unless one of the exceptions applied, which David felt that it did not in this case. David stated that the settlement boundary sat outside of the current settlement boundary of Wokingham and failed to demonstrate how it would maintain the separation between Wokingham and Bracknell to prevent harm to the visual amenity of the local area, whilst being contrary to policy CP21 and the South Wokingham strategic development plan. David commented that the strategic development plan clearly showed that the site was not allocated for development and was not part of the South Wokingham SDL plans for housing, and was identified to be open green space to contribute to the settlement separation between Bracknell and Wokingham, and approval of this application would therefore be contrary to the strategic plan. David stated that as of 31 March 2020 Wokingham Borough Council (WBC) was able to demonstrate a 5.23 year housing land supply, whilst three large scale developments had been identified within the Local Plan Update, and as such WBC did not need to approve further small scale developments such as this one, which was contrary to a number of policies and plans.

Kay Collins, agent, spoke in support of the application. Kay stated that the applicant had engaged in positive discussions with WBC officers to make changes to the proposed scheme with a number of positive benefits. Kay added that the proposals were well contained with a good buffer and would not lead to the coalescence of Wokingham and Bracknell. Kay stated that it was a well planned development of 54 dwellings set within a series of areas of linked open spaces, with access and junctions approved by officers having also passed a road safety audit. Kay added that the layout had been significantly amended to achieve an improved relationship with the A329 and residential development to the north, whilst there were more substantial open space areas towards the north and frontage to enable further mitigation and integration with the surrounding landscape. Kay stated that walking and cycle routes were provided to the wider area within the development, which had been missing until now. Kay commented that the development was of a significantly lower density than those of the surrounding sites, with 16 dwellings per hectare compared to an assumed density within the SDL of between 25 and 30 dwellings per hectare. Kay stated that the majority of the proposed dwellings would have between 3 and 4 bedrooms, which was in keeping with the rural interface character area, whilst the affordable housing provision would provide much needed affordable properties with some of the homes being 2 bedrooms to reflect the local need. Kay commented that the site would enable increased connectivity from both Montague Park and allowing better access to the development overall. Kay stated that the development was sustainable, with a number of facilities including primary schools, retail, allotments, a public house and bus stops all within walking distance. The development would provide an overall net gain of trees across the site whilst providing a ten percent biodiversity net gain. Kay added that the site would provide a higher number of electric charging points that was required, whilst the proposals would generate significant levels of CIL and S106 contributions.

Peter Dennis, Ward Member, spoke in objection of the application. Peter was of the opinion that this application should be rejected as the previous version had also been rejected. Peter stated that the proposals sat outside of the Local Planning Document and were situated in an area of open green space. Peter added that the previous application discussed on the evening had been refused for the same reasons that this application, in his opinion, should be refused upon. Peter felt that the presumed use of the already heavily used SANGs, and the destruction of TPOd hedges to provide access to the site

was dubious at best. Peter added that use of the existing SANGs would require users to cross a 6 lane main road, which would deter many users. Peter stated that the previous application was refused in part due to a lack of SANG provision, and the site was a gateway entrance to Wokingham providing a good green view into town, and the removal of many trees to provide access to the site would destroy this view. Peter suggested that the site could instead be allowed to re-wild to help meet WBC's aspiration to become a tree city of the world. Peter stated that the site was rich in wildlife, including deer and slowworms, which would be pressured via the proposed development. Peter added that the sustainable plan would provide money to My Journey, which did not build sustainable travel infrastructure, and to build a pathway into the SANG allocated to Montague Park. Peter added that cars trying to access the site would have to drive out of Wokingham to the A329m and turn back, adding to the merging of Wokingham and Bracknell. Peter concluded by stating that this application was situated in an open green space, outside of the settlement boundary, which would lead to a lack of separation between Wokingham and Bracknell whilst causing parking issues, and residents needed to see WBC acting in the interest of residents by refusing this application.

Carl Doran queried how this application differentiated from its previous iteration and how the previous reasons for refusal could have been overcome, queried what consultation had been carried out, sought clarity regarding the expected number of homes to be delivered within the SDL, and queried whether the proposal was encroaching on the settlement separation gap. Joanna Carter, case officer, stated that the overall number of proposed houses had been reduced whilst an improved infrastructure contribution had now been secured. In addition, the provision of local SANGs would mitigate the impact on the Thames Basin Heath. Garden and amenity space had also been improved, including outside space for owners of apartments. The previous scheme was of greater density, and the newly secured SANG was considered on balance to provide an acceptable buffer between Wokingham and Bracknell. With regards to consultation, Joanna stated that consultation with neighbouring properties had been carried out, however the separate community involvement exercise was outside of this process. Excluding this development, the SDL was expected to deliver approximately 2450 homes. Connor Corrigan, Service Manager – Planning and Delivery, stated that the previous scheme was inferior to this scheme, and the SANG to the south of the site was not secured at the time of application, whereas now it was. As the SANG was secured, the application site was no longer required as open space for the South Wokingham SDL, and officers considered that the separation gap between Wokingham and Bracknell would be maintained.

Rebecca Margetts sought clarity as to how the site would be accessed from the main road. Chris Easton, Head of Transport, Drainage, and Compliance, stated that the only way to access the site was to enter from the Coppid Beech roundabout and turn left into the site.

Andrew Mickleburgh queried whether any dangerous manoeuvres could be attempted to access the site via a right turn. Chris Easton stated that a full central island was present outside of the site which would prevent access to the site via a right turn.

Andrew Mickleburgh queried whether garages and car ports were required to be retained for parking rather than for accommodation, and queried who was responsible for the proposed car parking management strategy and what recourse was available to residents should this not be sufficient. Chris Easton confirmed that all houses would be provided with two car parking spaces and each flat would have one allocated space in addition to a number of unallocated spaces, with some houses having garages in addition to the two car parking spaces with the garages having their permitted development right of conversion to

accommodation removed via condition 38. In relation to the parking management strategy, this was there to help manage the car parking on the site. The site may not be adopted by WBC, in which case it would be up to a management company to manage the site, which conformed to WBC parking standards.

Andrew Mickleburgh queried the rationale behind not undertaking any air quality impact monitoring prior to development, queried why the Bracknell Forest SANG was not considered suitable previously, and queried if there were other alternative sites which supported the underlying policy objectives. Joanna Carter stated that the environmental health officer found it acceptable to secure the air quality assessment as a condition at a later stage. In addition, this site was located in a similar location to the Keepatch development, which would be subject to very similar air quality levels. Joanna stated that there was no requirement for a SANG to be adjacent or in a very close proximity to a site, and Natural England had raised no objection subject to agreement from WBC and Bracknell Forest Council who owned the SANG, which had now been agreed, and as such that original reason for refusal no longer applied. Connor Corrigan stated that the SDL plans had allocated land outside of the settlement boundary within the countryside. These sites were considered acceptable as infrastructure came with development, and this was a key difference between sites within an SDL and a windfall site within the countryside.

Gary Cowan was of the opinion that the purpose of an SDL defining an area for development was failing as these defined areas were creeping out under the justification of a nearby SDL. Gary felt that officers should monitor the tree planting strategy at development sites, as large numbers of newly planted trees were not surviving. Gary queried how many trees were being removed, what grade they were, and what they were being replaced by. Joanna Carter stated that 35 trees were proposed to be felled, 19 trees within the north east corner of the site. Alternative access solutions for access were not possible on highways safety grounds. The majority of the trees proposed to be felled were of low value, whilst 3 TPO trees at the access and 7 TPO trees in total were proposed to be felled. Joanna added that only trees with a low or moderate value were proposed to be removed.

Gary Cowan was of the opinion that the application should be refused as it would result in development within designated countryside whilst not satisfying the criteria set out under the Core Strategy.

Rachelle Shepherd-DuBey queried how far away a SANG could be to satisfy its purpose, raised concern that some green land was protected whilst others were not, and noted that at a SANG in Winnersh had a very large percentage of the newly planted trees had not survived. Connor Corrigan stated that Natural England allowed SANGs to be situated around 4km to 5km from a site with car parking provision, so long as it was within a reasonable walking distance.

Bill Soane queried whether a signalised right turn in to the proposed site would be possible. Chris Easton clarified that this would not be possible based on the layout and specification of the North Wokingham Distributor Road.

In response to a variety of points from Members, Connor Corrigan stated that the principle of development was accepted for this site as it was located within the wider SDL. Connor added that the land that now had permission for a SANG was previously just a field. The South Wokingham, south of the railway development, relied on that area of SANG to facilitate its development, and as such that area of SANG would remain as green space.

Connor stated that the Committee needed to resolve whether the separation gap proposed by officers was wide enough to maintain the clear separation of Wokingham and Bracknell.

Gary Cowan proposed that the application be refused on the grounds that the development failed to demonstrate how it would maintain the separation between Wokingham and Bracknell and prevent harm to the visual amenities of the local area, which was contrary to Core Strategy 21 and the South Wokingham SPD, and would result in the loss of trees which were subject to tree preservation orders (TPOs). This proposal was seconded by Carl Doran, and upon being put to the vote the motion to refuse the application was carried.

RESOLVED That application number 203544 be refused, on the grounds that the development failed to demonstrate how it would maintain the separation between Wokingham and Bracknell and prevent harm to the visual amenities of the local area, which was contrary to Core Strategy 21 and the South Wokingham SPD, and would result in the loss of trees which were subject to tree preservation orders (TPOs).

62. APPLICATION NO.211975 - NUTBEAN FARM, NUTBEAN LANE, SWALLOWFIELD

Proposal: Full application for the proposed change of use of land from agricultural to equestrian plus erection of 2 no. stable buildings with associated hardstanding, the creation of a manège and extended vehicular access (part retrospective).

Applicant: Mr Jem Dance

The Committee consider a report about this application, set out in agenda pages 243 to 268.

The Committee were advised that updates contained within the Supplementary Planning Agenda included:

- Additional condition 9 relating to landscaping, and officer comment;
- Confirmation that a consultation response had been received from Wokingham Borough Council (WBC) Ecology with a recommendation of approval subject to conditions;
- Updated comments from the WBC Ecology officer, and associated officer response.

Andrew Mickleburgh queried whether specific permission could be applied to the applicant in relation to commercial activity. Natalie Jarman, case officer, stated that condition 4 restricted commercial activity, and should the applicant wish to remove this condition they would be required to apply to remove that condition and consideration would have to be made at that time.

RESOLVED That application number 211975 be approved, subject to conditions and informatives as set out in agenda pages 244 to 247, and additional condition 9 as set out within the Supplementary Planning Agenda.

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